



3 St. Hughs Drive

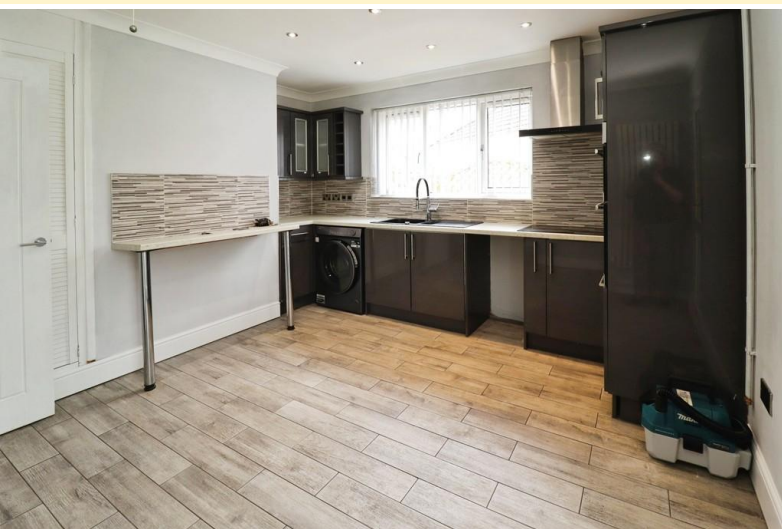
North Hykeham, Lincoln, LN6 8RD



Book a Viewing!

£235,000

An immaculate and spacious Two Bedroom Detached Bungalow, beautifully improved by the current owner and ideally situated in the popular area of North Hykeham. Finished to an exceptional standard throughout, the property offers stylish and well appointed accommodation comprising a welcoming entrance hall, generous lounge, contemporary fitted kitchen/dining room, conservatory, sun room, two double bedrooms and a luxurious four piece family bathroom. Externally, the property enjoys a substantial gravelled driveway providing ample off-road parking, complete with an electric vehicle charging point, a single garage and a beautifully landscaped, enclosed rear garden designed for ease of maintenance and outdoor enjoyment. The bungalow also benefits from the addition of solar panels, enhancing its energy efficiency. Offering a superb combination of comfort, quality and practicality, this outstanding home must be viewed to be fully appreciated. NO CHAIN.





LOCATION

The property is well located within the popular residential area of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.

ACCOMMODATION

HALL

With radiator, laminate flooring and spotlights.

LOUNGE

16' 10" x 11' 6" (5.14m x 3.53m) With double glazed windows to the front and side aspects, gas fire set within a decorative fireplace and radiator.

KITCHEN/DINER

13' 4" x 12' 9" (4.08m x 3.89m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, induction hob with extractor fan over, spaces for fridge freezer, washing machine and slimline dishwasher, tiled flooring and splashbacks, spotlights, tall radiator, double glazed window to the side aspect and door to the conservatory.



CONSERVATORY

12' 3" x 9' 9" (3.75m x 2.98m) With double glazed French doors to the rear garden, laminate flooring, electric radiator and spotlights.

SUN ROOM

8' 10" x 7' 3" (2.71m x 2.22m) With double glazed French doors to the rear garden, laminate flooring, electric radiator and spotlights.

BEDROOM 1

11' 8" x 11' 0" (3.57m x 3.36m) With double glazed window to the front aspect and radiator.

BEDROOM 2

12' 10 (max)" x 10' 11 (max)" (3.91m x 3.33m) With double glazed sliding patio doors to the sun room, spotlights and radiator.



BATHROOM

7' 4" x 5' 11" (2.25m x 1.82m) Fitted with a luxurious four piece suite comprising of shower cubicle, freestanding roll top bath tub, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, part tiled walls, tiled flooring, spotlights and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a large gravelled driveway behind privacy hedging, providing ample off-street parking and access to the single garage. There is also an electric vehicle charge point. The recently erected single garage has up-and-over door to the front and personnel door to the side. To the rear of the property there is a landscaped and enclosed garden with areas of artificial lawn, a patio seating area, flowerbeds, summer house and garden shed.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

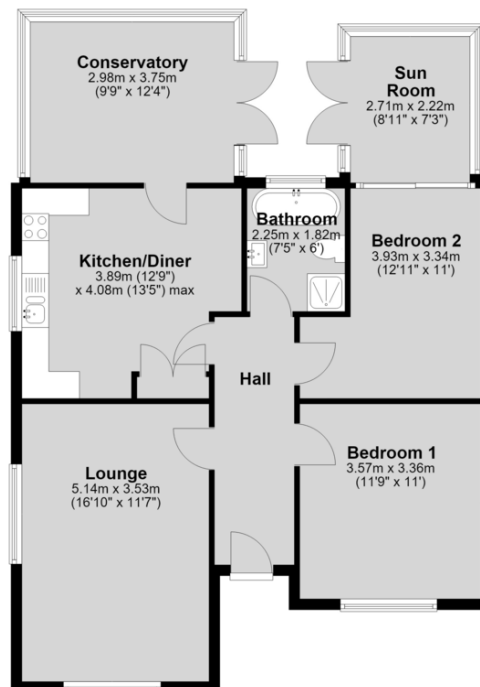
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 87.0 sq. metres (936.7 sq. feet)



Total area: approx. 87.0 sq. metres (936.7 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



www.mundys.net