

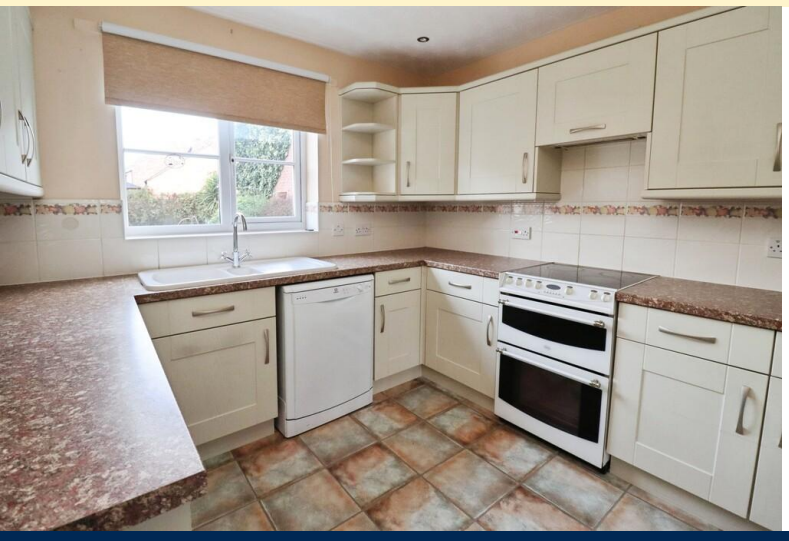
19 Cleveland Avenue, North Hykeham,

Lincoln, LN6 9TH

Book a Viewing!

£350,000

Situated within a popular residential location in the ever desirable area of North Hykeham, this modern and spacious Four Bedroom Detached Family Home offers excellent accommodation throughout. The ground floor comprises an entrance hall, generous lounge, separate dining room, conservatory, useful study, modern fitted kitchen, utility room and cloakroom/WC. To the first floor, a landing leads to four well appointed bedrooms, with the principal bedroom benefiting from an en-suite shower room and three of the bedrooms featuring fitted wardrobes. A family shower room completes the first floor accommodation. Externally, the property enjoys front and rear gardens, a driveway providing ample off-street parking and a double garage. An excellent family home offering versatile living space, early viewing is highly recommended.





19 Cleveland Avenue, North Hykeham, Lincoln, LN6 9TH







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 staircase to the first floor, tiled flooring, radiator and double glazed window to the front aspect.

LOUNGE

15' 5" x 12' 1" (4.71m x 3.70m) With electric fire set within a feature fireplace, double glazed window to the front aspect and radiator.









DINING ROOM
12' 1" x 9' 4" (3.70m x 2.87m) With double glaze sliding patio doors to the conservatory and radiator.

CONSERVATORY

KITCHEN
12' 7" x 9' 4" (3.85m x 2.87m) Fitted with a range of wall and base units with work services over, ceramic 1½ bowl sink with side drainer and mixer tap over, spaces for fridge and dishwasher and cooker, tiled flooring and splashback, spotlight, radiator, under stairs storage cupboard and double glazed window to the rear aspect.

STUDY
8' 3" x 7' 9" (2.52m x 2.38m) With double glazed window to the front aspect and radiator.

UTILITY ROOM
With spaces for washing machine and tumble dryer, stainless steel sink with side drainer and mixer tap over, wall mounted gas fired central heating boiler, tiled flooring and splashbacks, radiator, double glazed window to the side aspect and door to the driveway.

CLOAKROOM/WC
With close coupled WC, wall mounted wash hand basin, tiled splashbacks, radiator and double glazed window to the rear aspect.

FIRST FLOOR LANDING
With airing cupboard.

BEDROOM 1
12' 9" x 12' 1" (3.91m x 3.69m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.

EN-SUITE SHOWER ROOM
Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin with storage beneath, part tiled walls, chrome towel radiator and double glazed window to the side aspect.

BEDROOM 2
11' 8" x 11' 7" (3.58m x 3.55m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 3
9' 4 (max" x 9' 0" (2.84m x 2.76m) With fitted wardrobes, double glazed window to the rear aspect and radiator.









BEDROOM 4
8' 11" x 8' 2" (2.72m x 2.50m) With double glazed window to the rear aspect and radiator.

SHOWER ROOM
Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin with storage beneath, part tiled walls, radiator and double glazed window to the rear aspect.

OUTSIDE
To the front of the property there is a lawned garden with shrubs inset. There is a paved driveway providing off-street parking for multiple vehicles and access to the double garage. The garage has electric roller door to the front, light and power. To the rear of the property there is an enclosed garden, laid mainly to lawn with patio seating area and mature shrubs inset.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

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

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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.

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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 the 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.

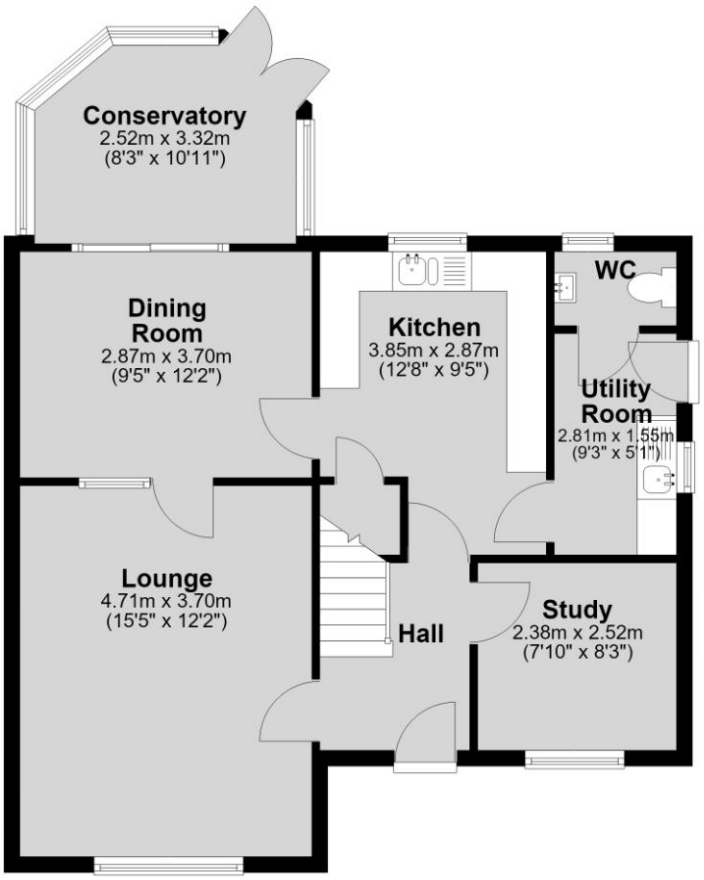
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Ground Floor

Approx. 65.5 sq. metres (705.3 sq. feet)



First Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



Total area: approx. 124.7 sq. metres (1342.1 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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 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.

The Property Ombudsman