



204 Lincoln Road

North Hykeham, Lincoln, LN6 8NJ

Asking Price
£109,950

A two bedroomed ground floor apartment situated in this popular modern development within North Hykeham. The property is close to a small parade of shops including takeaways, DIY store, Co-op, Tea Room and a Vets. The gated development has an allocated parking space. Internally the accommodation briefly comprising of Communal Entrance, Kitchen, Inner Hallway, Lounge, Two Bedrooms and Bathroom. The property is ideally suited for a first time buyer or property investor for rental purposes.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Newark Road, proceed along onto Hykeham Road and then continue onto Lincoln Road where the property can be located on the left hand side (opposite Hykeham DIY shop).

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, play park, 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.



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ACCOMMODATION

COMMUNAL ENTRANCE

With external door to the front aspect and door to the kitchen.

KITCHEN

10' 1" x 8' 2" (3.08m x 2.50m) , with wooden flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit with mixer tap above, integral oven, four ring gas hob with extraction above, integral fridge freezer, space for automatic washing machine, wall mounted cupboards with complementary tiling below.

INNER HALLWAY

With fitted cupboard and doors to kitchen, lounge, bathroom and two bedrooms.

FAMILY BATHROOM

6' 4" x 6' 5" (1.95m x 1.98m) , with suite to comprise of bath with shower over, WC and wash hand basin with vanity cupboard, partly tiled walls and radiator.

BEDROOM 1

8' 1" x 14' 0" (2.48m x 4.27m) , with UPVC window to the front aspect and radiator.

BEDROOM 2

9' 11" x 7' 9" (3.04m x 2.38m) , with UPVC window to the rear aspect and radiator.

LOUNGE

10' 1" x 15' 9" (3.09m x 4.81m) , with UPVC window to the front aspect and radiator.

OUTSIDE

There is a secure gated allocated parking space.

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

Move with Us and Sils and Better Edge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Better Edge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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 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.

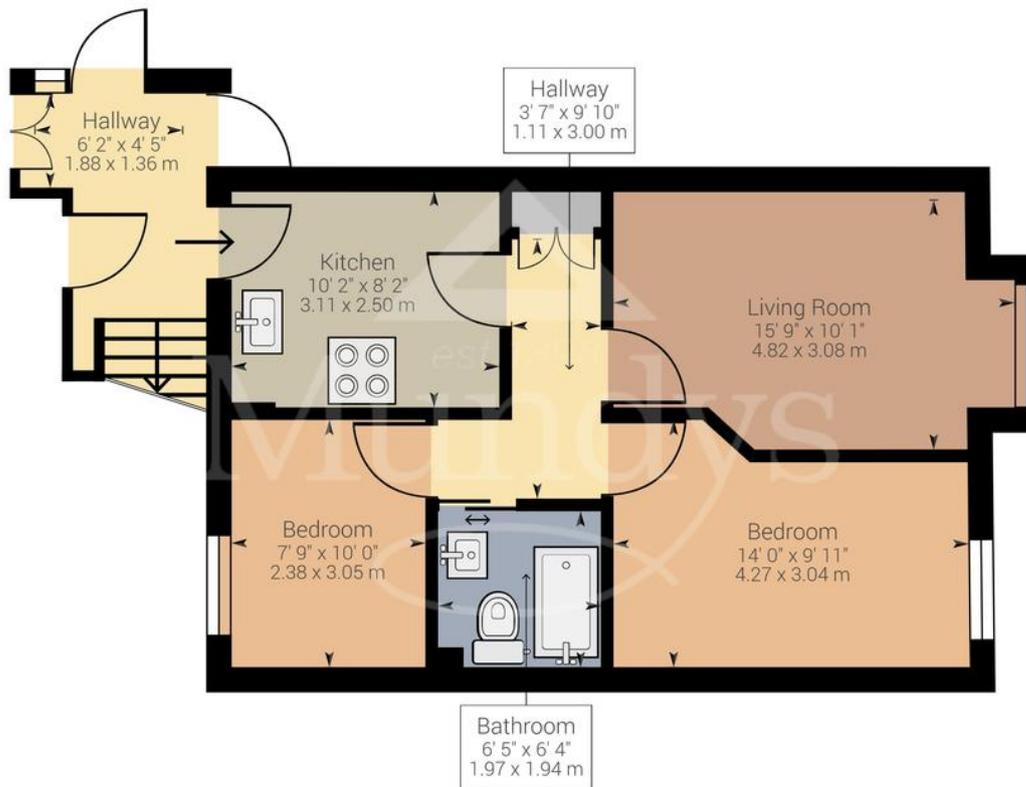
GENERAL

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 a not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 295 River Street, Lincoln, LN2 1AS.





Approximate net internal area: 531.61 ft² / 49.39 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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