



## 3 Millers Dale

North Hykeham, Lincoln, LN6 8LH

**£180,000**

A three bedroomed semi-detached house situated within this popular area in North Hykeham and within easy access to a local range of shops and facilities on Hykeham Road and The Forum. The property is also within easy access to Lincoln City Centre. Internally the property offers living accommodation briefly comprising of Hallway, Lounge, Kitchen, Downstairs Bathroom and First Floor Landing leading to three Bedrooms. Outside there is a gravelled frontage with a driveway to the side providing off road parking and to the rear of the property there is a hardstanding area and lawned garden. The property is being sold with No Onward Chain.





**SERVICES**

Mains Electricity and Water. No gas central heating (there is gas in the property).

**EPC RATING** – E.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Leaving Lincoln south along Newark Road, proceed along for some time and enter the Town of North Hykeham. At the roundabout with the Asda superstore take the first left onto Hathersage Avenue and at the T-junction of Millers Dale turn right and the property is almost immediately on the right hand side.

**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

### HALLWAY

With UPVC double glazed external door to the front elevation, UPVC double glazed window and door to the side elevation, vinyl flooring, stairs to the first floor and under stairs storage cupboard.

### LOUNGE

13' 7" x 11' 3" (4.14m x 3.43m) , with UPVC double glazed window to the front elevation, electric radiator and gas fire.

### KITCHEN

11' 2" x 8' 7" (3.4m x 2.62m) , with UPVC double glazed window to the rear elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, spaces for free standing cooker and fridge freezer and plumbing for washing machine.

### BATHROOM

7' 4" x 5' 7" maximum (2.24m x 1.7m) , with UPVC double glazed window to the side elevation, vinyl flooring and suite to comprise of low level WC, wash hand basin and bath with mains shower over, partly tiled walls and electric heated towel rail.

### FIRST FLOOR LANDING

With UPVC double glazed window to the front elevation, access to the roof void and cupboard housing the hot water cylinder.

### BEDROOM 1

12' 5" x 9' 2" (3.78m x 2.79m) , with UPVC double glazed window to the rear elevation.

### BEDROOM 2

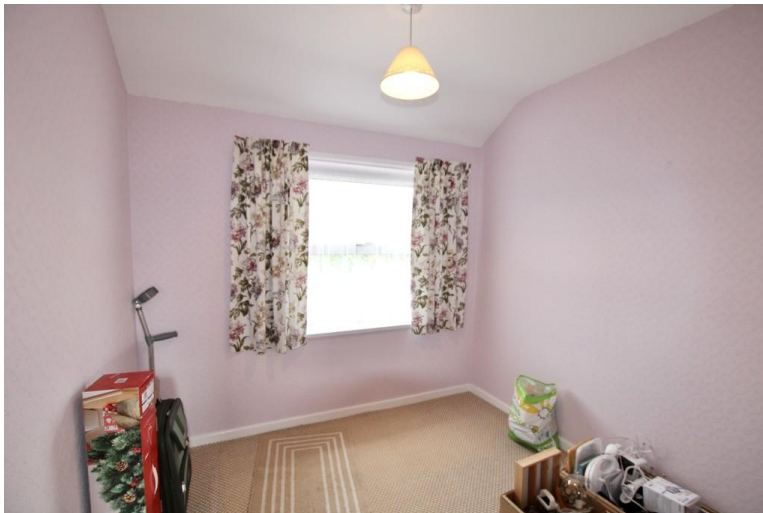
11' 3" x 10' 1" (3.43m x 3.07m) , with UPVC double glazed window to the front elevation.

### BEDROOM 3

8' 9" x 7' 9" (2.67m x 2.36m) , with UPVC double glazed window to the rear elevation.

### OUTSIDE

To the front of the property there is a gravelled area with a driveway to the side providing off road parking. To the rear of the property there is a hardstanding area with gravel to each side and a lawned garden.





**WEBSITE**

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Move with Us and Sils and Betteridge 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 & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to 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.

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**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 roughly checked.

**GENERAL**

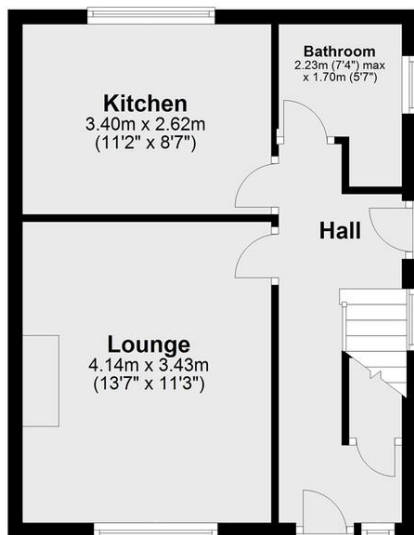
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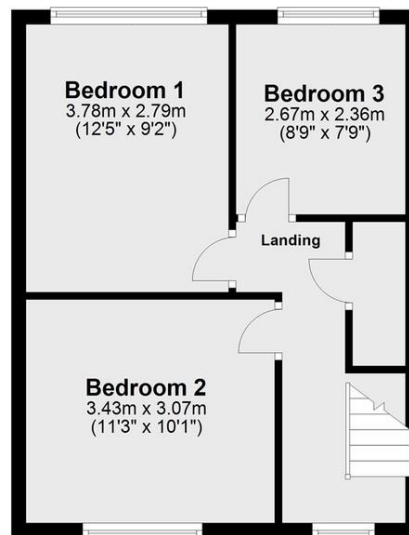
**Ground Floor**

Approx. 36.0 sq. metres (387.5 sq. feet)



**First Floor**

Approx. 36.4 sq. metres (392.2 sq. feet)



**Total area: approx. 72.4 sq. metres (779.7 sq. feet)**

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

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