



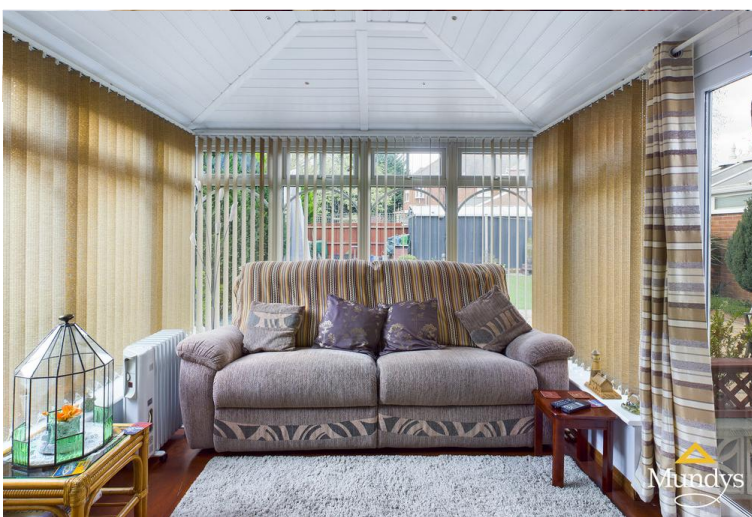
11 Heron Walk

North Hykeham, Lincoln, LN6 9TR

£298,750

A four bedroomed detached family home positioned in this popular location of North Hykeham, which lies to the south of the historic Cathedral and University City of Lincoln. The property has internal accommodation to comprise of Entrance Hallway, bay fronted Lounge, modern Kitchen, Dining Room, Conservatory, Ground Floor WC and First Floor Landing leading to Family Bathroom, Master Bedroom with En-suite and three further Bedrooms. Outside there is a driveway providing off road parking and giving access to the Integral Garage. To the rear of the property there is a well kept garden with Astroturf and a shed. Viewing of the property is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Newark Road, turn right onto Heron Walk and the property can be located on the left 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

ENTRANCE HALLWAY

With door to the front aspect, doors to the lounge, kitchen, dining room and WC, stairs to the first floor landing, wooden flooring and radiator.

WC

6' 3" x 6' 0" (1.92m x 1.83m) , with UPVC window to the side aspect, wooden flooring, suite to comprise of WC, wash hand basin and chrome towel radiator.

DINING ROOM

10' 9" x 8' 9" (3.30m x 2.68m) , with UPVC windows and double doors to the conservatory, wooden flooring and radiator.



CONSERVATORY

12' 5" x 9' 6" (3.79m x 2.91m) , with wooden flooring and UPVC windows and double doors to the rear garden.

KITCHEN

12' 9" x 9' 2" (3.89m x 2.80m) , with UPVC windows to the rear aspect, UPVC door to the side aspect, wooden flooring, fitted with a range of base units and drawers with work surfaces over, composite sink unit and drainer with mixer tap above, spaces for fridge freezer, automatic washing machine and dishwasher, integral oven and grill, four ring gas hob with extraction above, wall mounted cupboards with complementary tiling below and radiator.

LOUNGE

16' 7" x 10' 3" (5.08m x 3.13m) , with UPVC bay window to the front aspect, radiator, gas fire with marble hearth and wooden surround.



FIRST FLOOR LANDING

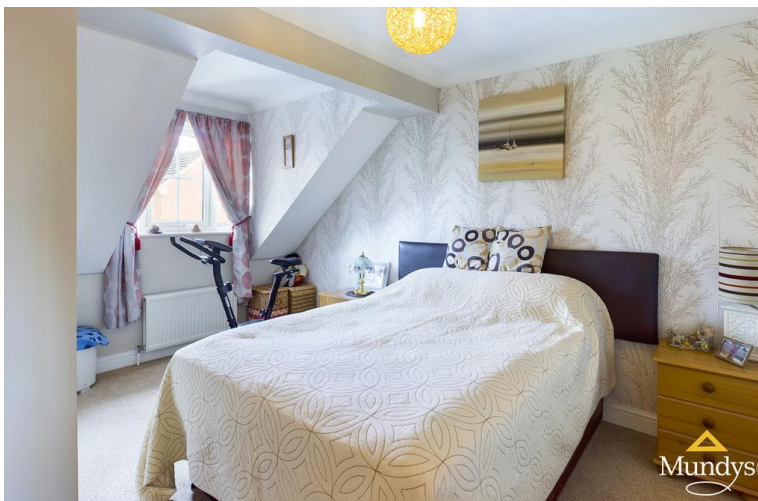
With UPVC window to the side aspect, door to the family bathroom and four bedrooms and airing cupboard.

FAMILY BATHROOM

7' 1" x 5' 6" (2.16m x 1.69m) , with UPVC window to the side aspect, suite to comprise of bath with shower attachment, WC and wash hand basin, partly tiled walls and chrome towel radiator.

BEDROOM 1

9' 4" x 12' 3" (2.85m x 3.74m) , with two UPVC windows to the rear aspect, fitted cupboards and door to the en-suite.



EN-SUITE

3' 5" x 5' 1" (1.05m x 1.57m) , with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, chrome towel radiator and partly tiled walls.

BEDROOM 2

11' 4" x 9' 11" (3.46m x 3.03m) , with UPVC window to the front aspect and radiator.

BEDROOM 3

12' 11" x 11' 5" (3.96m x 3.49m) , with walk-in UPVC dormer window to the front aspect.



BEDROOM 4

5' 7" x 10' 4" (1.72m x 3.16 m) , with UPVC window to the rear aspect, shelving and radiator.

OUTSIDE

To the front of the property there is a driveway providing off road parking and giving access to the garage. To the rear of the property there is paved seating area, AstroTurf, flowerbeds and a shed.

GARAGE

8' 11" x 16' 4" (2.74 m x 4.99m) , with electric roller door to the front aspect, power, lighting and wall mounted gas fired central heating combination boiler.

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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Go to 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.

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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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Approximate net internal area: 1206.96 ft² (1360.64 m²) / 112.13 m² (126.41 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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