



52 Station Road

North Hykeham, Lincoln, LN6 9AQ

Offers In Region Of £350,000

A larger than average detached non-estate four bedroomed dormer style bungalow. There is a Detached Double Garage which is currently being used a Snooker Room. The Snooker Room has its own central heating system, power, lighting and loft storage. The property has internal accommodation to comprise of Inner Hallway, Bay fronted Lounge, three Bedrooms and a newly fitted Bathroom, Dining Area, Kitchen and First Floor Landing leading to Bedroom 4 with balcony and views over the garden. Outside there are gardens to the front and rear, water feature, pond, paved seating areas, greenhouses and sheds. There is also an extensive driveway providing off road parking to the side. Being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating. Solar Panels.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Newark Road, turn right onto Station Road 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

INNER HALLWAY

With UPVC door to the side aspect, wall lights, doors to the lounge, dining area, three bedrooms and bathroom and stairs to the first floor landing.

LOUNGE

11' 11" x 14' 11" (3.64m x 4.57m) , with walk-in double glazed bay window to the front aspect and curved radiator.

BEDROOM 1

10' 8" x 11' 5" (3.26m x 3.49m) , with UPVC double glazed window to the front aspect, radiator and fitted cupboard.

BEDROOM 2

8' 8" x 18' 5" (2.65m x 5.62m) , with UPVC double glazed window to the side aspect, double UPVC door to the rear garden and radiator.

BEDROOM 3

8' 2" x 6' 11" (2.51m x 2.12m) , with UPVC double glazed window to the side aspect and radiator.

BATHROOM

5' 7" x 14' 0" (1.71m x 4.29m) , with UPVC window to the rear aspect, tiled flooring, tiled walls, suite to comprise of wet room shower, WC, bath and wash hand basin and chrome towel radiators.

DINING AREA

9' 3" x 10' 4" (2.83m x 3.17m) , with UPVC window to the side aspect, radiator and archway to the kitchen.

KITCHEN

9' 1" x 10' 0" (2.78m x 3.06m) , with double UPVC doors to the rear aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven, four ring electric hob with extraction above, integral fridge, integral dishwasher, space for automatic washing machine, wall mounted cupboards with complementary tiling below and radiator.

LOFT BEDROOM

11' 1" x 36' 8" (3.40m x 11.2m) , with UPVC window to the front aspect, double wooden doors to the balcony with views over the garden, radiator and boiler cupboard housing the gas central heating boiler.

SNOOKER ROOM

27' 1" x 17' 6" (8.27m x 5.34m) (Previously the Double Garage), with UPVC windows and doors to the rear garden, power, lighting, radiator, retractable loft ladder which provides access to loft storage.

LOFT STORAGE





With UPVC window to the front aspect and wall mounted gas fired central heating boiler.

OUTSIDE

To the front of the property there is a driveway, lawned garden and mature shrubs and trees. To the side of the property there is further driveway providing ample off road parking. To the rear of the property there is a lawned garden, flowerbeds, paved seating areas, shed, greenhouse, pond and a water feature.

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 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.

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. Mundy's 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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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