



## 75 Hebden Moor Way

North Hykeham, Lincoln, LN6 9QW

**£255,000**

**NO ONWARD CHAIN** - A spacious two double bed roomed detached bungalow situated within this popular residential area of North Hykeham, to the South of the City of Lincoln and there is easy access to a local range of shops and facilities and Lincoln City Centre. Internally the property requires some modernisation and has living accommodation to briefly comprise of Porch, Hallway, Lounge, Dining Room, Kitchen, second Porch, two Double Bedrooms and Wet Room. Outside there is a gravelled garden to the front with a range of shrubs and trees and a driveway providing off road parking and giving access to the Integral Single Garage. To the rear of the property there is a further low maintenance paved garden and garden shed.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

**COUNCIL TAX BAND** – C

**LOCAL AUTHORITY** - North Kesteven District Council

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

**DIRECTIONS**

Head South out of Lincoln on Newark Road and turn left on to Hykeham Road. Continue along this road for some time and at the Moor Lane traffic lights proceed straight across on to Mill Lane. Turn right on to Mill Moor Road and then right again on to Hebden Moor Way and the property can be located 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

##### PORCH

3' 8" x 3' 5" (1.12m x 1.04m) With uPVC double glazed door and window to front elevation.

##### HALLWAY

With radiator, access to roof void and storage cupboard.

##### LOUNGE

17' 1" x 12' 9" (5.21m x 3.89m) With uPVC double glazed window to front elevation, fireplace with electric fire inset and radiator.



##### DINING ROOM

12' 9" x 9' 5" (3.89m x 2.87m) With uPVC double glazed window and doors to the rear elevation and radiator.

##### KITCHEN

9' 5" x 8' 9" (2.87m x 2.67m) With uPVC double glazed window to rear elevation, tiled floor, partly tiled walls, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer, integral double oven and four ring gas hob with extractor fan over, integral fridge freezer and heated towel rail.

##### PORCH

4' 7" x 3' 2" (1.4m x 0.97m) With uPVC double glazed windows to front and side elevations and uPVC double glazed external door to rear elevation.



##### BEDROOM 1

13' 11" x 10' 11" (4.24m x 3.33m) With uPVC double glazed window to rear elevation, fitted wardrobes and drawers and radiator.

##### BEDROOM 2

12' 4" x 9' 10" (3.76m x 3m) With uPVC double glazed window to front elevation, free standing wardrobes and drawers and radiator.

##### WET ROOM

8' 0" x 7' 4" (2.44m x 2.24m) With uPVC double glazed window to side elevation, fully tiled walls, wet room flooring with drain and electric shower, wash hand basin, low level WC, extractor fan and airing cupboard housing the hot water cylinder.



##### OUTSIDE

To the front of the property there is a gravelled garden with a range of shrubs and trees and a driveway to the side providing off road parking and giving access to the integral Single Garage. There is access leading to the rear of the property with a low maintenance paved garden, a range of shrubs and trees and garden shed.



#### WEBSITE

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#### SELLING YOUR HOME - HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 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 roughly checked.

#### GENERAL

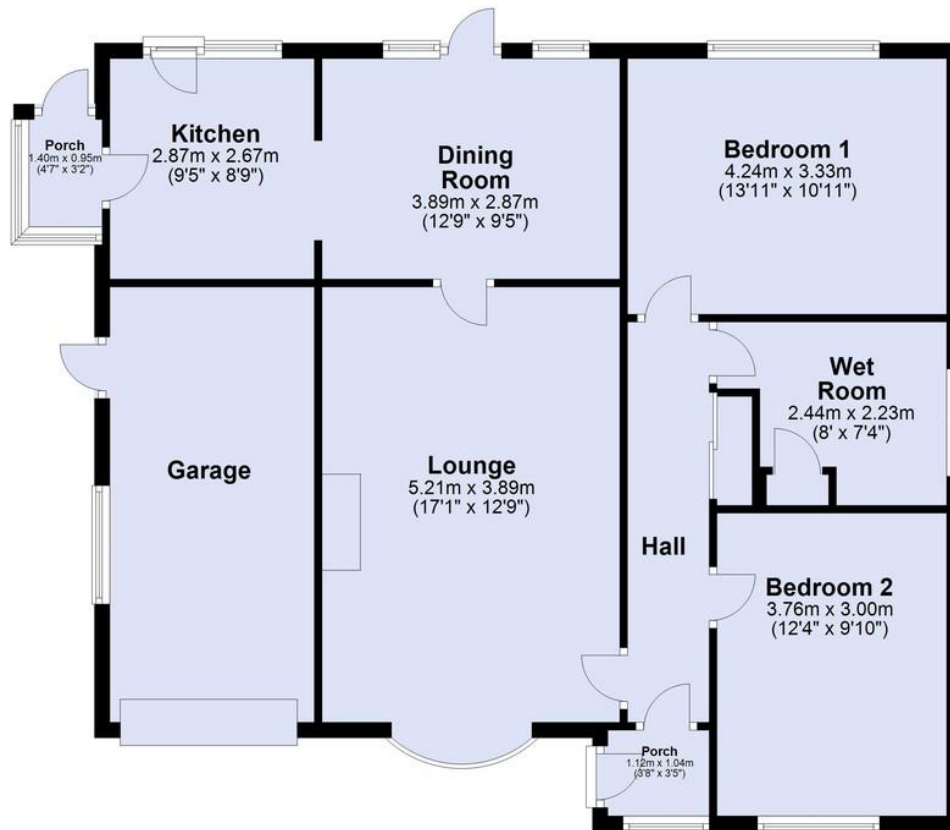
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## Ground Floor

Approx. 98.8 sq. metres (1063.6 sq. feet)



Total area: approx. 98.8 sq. metres (1063.6 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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