



## 62 Mill Moor Way

North Hykeham, Lincoln, LN6 9PJ

**£225,000**

NO ONWARD CHAIN - A two/three bedroomed 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, Kitchen, Conservatory, two Bedrooms, Bedroom 3/Dining Room and Bathroom. Outside there is a low maintenance gravelled garden to the front with a driveway to the side providing off road parking and giving access to the Car Port and attached Garage. To the rear of the property there is a lawned garden with a patio seating area and shed.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

**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 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

With uPVC double glazed door to the side elevation and vinyl flooring.

### HALLWAY

With access to roof void with loft ladder, radiator and airing cupboard housing a radiator.

### LOUNGE

14' 11" x 10' 11" (4.55m x 3.33m) With uPVC double glazed window to front elevation, fire surround and hearth with gas fire inset and radiator.

### KITCHEN

10' 10" x 8' 3" (3.3m x 2.51m) With uPVC double glazed window and timber door leading to the Conservatory, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, composite sink and drainer, spaces for a free standing cooker and fridge and radiator.

### CONSERVATORY

11' 5" x 7' 0" (3.48m x 2.13m) With uPVC double glazed windows to side and rear elevations, uPVC double glazed door to rear elevation and plumbing and space for a washing machine.

### BEDROOM 1

11' 4" x 9' 10" (3.45m x 3m) With uPVC double glazed window to rear elevation and radiator.

### BEDROOM 2

12' 2" x 9' 10" (3.71m x 3m) With uPVC double glazed window to front elevation, fitted wardrobes and drawers and radiator.

### BEDROOM 3 / DINING ROOM

7' 11" x 6' 3" (2.41m x 1.91m) With uPVC double glazed window to side elevation and radiator.

### BATHROOM

8' 11" x 6' 6" (2.72m x 1.98m) With uPVC double glazed window to side elevation, vinyl flooring, fully tiled walls, suite to comprise of low level WC, wash hand basin and bath with electric shower over and radiator.

### OUTSIDE

To the front of the property there is a gravelled garden with a driveway to the side giving access to the Car Port and attached Garage. There is side access to the rear of the property where there is a lawned garden with a patio seating area and garden shed.

### GARAGE

With electric roller door, power, lighting and outside tap.





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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 then we will receive a referral fee of up to £125.

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

**GENERAL**

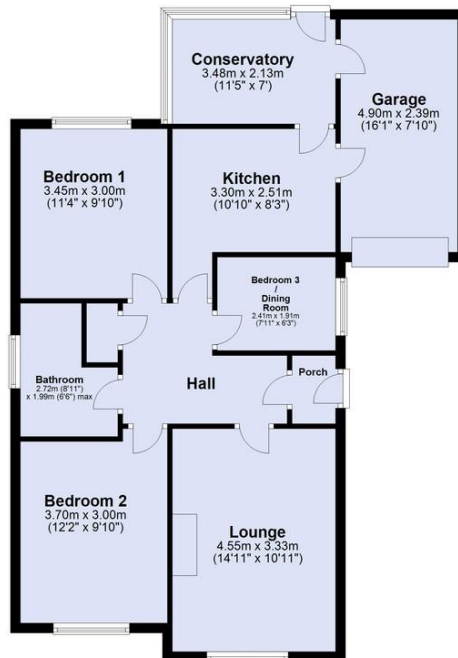
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**Ground Floor**

Approx. 86.9 sq. metres (935.4 sq. feet)



Total area: approx. 86.9 sq. metres (935.4 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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