



1 Carlisle Close

North Hykeham, Lincoln, LN6 8NS

£215,000

NO ONWARD CHAIN - A detached bungalow situated within this popular residential area of North Hykeham. The property has easy access to a range of local shops, facilities and Lincoln City Centre. The internal accommodation briefly comprises of Entrance Hall, Lounge, Kitchen, three Bedrooms and Shower Room. Outside the property is situated in a pleasant corner position with gardens to the front, side and rear. There is a driveway providing off road parking / hard standing for vehicles and a Detached Garage.





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 which takes you on to Lincoln Road and into North Hykeham. Continue along Lincoln Road, turning right on to Eyam Way, then left on to Gleedale and left again on to Manor Road and Carlisle Close is a turning on the left where the property can be located on the corner.

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.



BUYER INFORMATION

Restricted Covenant and Overage. The buyer should be aware that the property is subject to a Restrictive Covenant limiting the property to use as a single house or private dwelling. In addition an Overage provision would be attached to the title such that for 80 years from the date of sale, the seller would be entitled to 50% of the increase in value, following the sale with the benefit of, or the implementation of, a planning permission for any use beyond that of a single private house in the occupation of one family.

ENTRANCE HALL

With uPVC entrance door, single radiator and access to roof void.

LOUNGE

13' 11" x 9' 5" (4.24m x 2.87m) With uPVC window to front elevation, coving to ceiling, double radiator and gas fire and surround.

KITCHEN

12' 11" x 9' 9" (3.94m x 2.97m) With fitted base units, sink and drainer, further fitted cupboards, double radiator, uPVC window to rear elevation and uPVC side entrance door.

BEDROOM

11' 10" x 8' 6" (3.61m x 2.59m) With uPVC window to front elevation, coving to ceiling, single radiator and built-in wardrobe, drawers and storage cupboards.

BEDROOM

10' 7" x 7' 6" (3.23m x 2.29m) With uPVC window to front elevation and single radiator.

BEDROOM

9' 8" x 8' 11" (2.95m x 2.72m) With uPVC window to side elevation and single radiator.

SHOWER ROOM

9' 9" x 6' 10" (2.97m x 2.08m) With suite to comprise of walk-in shower area, WC and wash hand basin, part tiled surround, coving to ceiling, uPVC window to rear elevation and airing cupboard housing the hot water cylinder.

OUTSIDE

The property is situated in a pleasant corner position with gardens to the front, side and rear. Front garden with lawned area and a driveway and gravelled area to the side providing off road parking / hard standing for vehicles and giving access to the Detached Garage. Rear and side gardens with lawned area with a variety of mature trees and shrubs.



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

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 who 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.

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

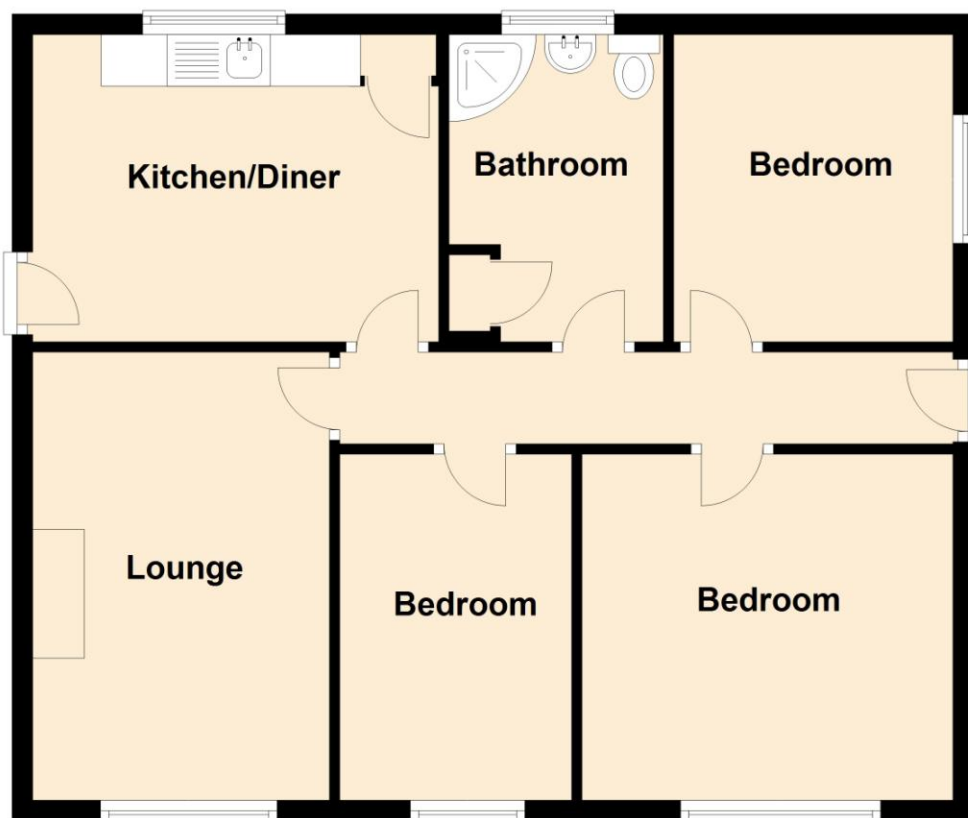
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 65.6 sq. metres (705.9 sq. feet)



For Illustration purposes only.
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

