



58 Hathersage Avenue

North Hykeham, Lincoln, LN6 8LJ

£210,000

A three bedroomed semi-detached situated on a larger than average corner plot with potential to extend (subject to planning permissions). The property is well positioned and is within easy access to a local range of schools, shops and facilities in North Hykeham, whilst also being within easy access to Lincoln City Centre and the A46 Bypass. Internally the property offers living accommodation briefly comprising of Hallway, Lounge, Diner, Kitchen, Downstairs Bathroom and a First Floor Landing leading to three Bedrooms and Upstairs WC. The property further benefits from a large Tandem Garage with power and lighting. Viewing of the property is highly recommended and it is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – B

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln south along Newark Road, continue along for some time and at the roundabout with ASDA superstore take the first exit onto Hathersage Avenue. Continue along 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

HALL

With UPVC double glazed external door to the side elevation and stairs to the first floor.

LOUNGE

13' 9" x 11' 3" (4.19m x 3.43m) , with UPVC double glazed window to the front elevation, fire surround and hearth with electric fire inset and radiator.

DINING AREA

10' 8" x 5' 7" (3.25m x 1.7m) , with UPVC double glazed window to the front elevation.

KITCHEN

11' 4" x 8' 8" (3.45m x 2.64m) , with UPVC double glazed window to the rear elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, 1 ½ bowl stainless steel sink unit and drainer, space for freestanding cooker, plumbing for washing machine, space for fridge freezer and a wall mounted gas fire central heating boiler.



BATHROOM

7' 6" x 5' 7" (2.29m x 1.7m) , with UPVC double glazed window to the side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath with electric shower over, fully tiled walls, radiator and extractor fan.

FIRST FLOOR LANDING

With UPVC double glazed window to the front elevation.



BEDROOM 1

11' 5" x 10' 3" (3.48m x 3.12m) , with UPVC double glazed window to the front elevation, radiator and fitted wardrobe.

BEDROOM 2

12' 9" x 9' 2" (3.89m x 2.79m) , with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 3

8' 7" x 7' 11" (2.62m x 2.41m) , with UPVC double glazed window to the rear elevation, vinyl flooring, wash hand basin with tiled splashback and radiator.

W.C

With vinyl flooring, low level WC, wash hand basin, partly tiled walls, radiator and extractor fan.



OUTSIDE

To the front of the property there is a lawned garden with access to the side of the property with a patio seating area. There is a generous sized lawned garden to the rear and access into the Tandem Garage with power and lighting. The garage can be accessed from Millers Dale.



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, Ringrose Law LLP, Burton and Co, Bridge McFarland 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

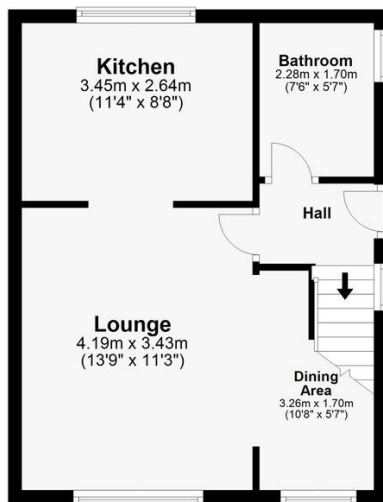
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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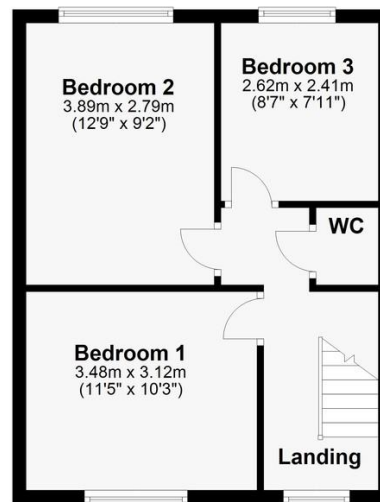
Ground Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



Total area: approx. 73.5 sq. metres (791.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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