



89 Dore Avenue

North Hykeham, Lincoln, LN6 8LQ

£240,000

NO ONWARD CHAIN - A well presented and extended semi-detached house situated within the ever popular residential area of North Hykeham. The internal accommodation briefly comprises of Entrance Hall, Lounge, Dining Area, Open Plan Kitchen and Breakfast Area, First Floor Landing leading to three Bedrooms and the Family Bathroom. Outside there are gardens and Tandem Garage to the rear of the property. The property further benefits from gas central heating and uPVC double glazing. Viewing is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head South out of Lincoln on Newark Road and proceed along for some time taking you into North Hykeham. Just before the ASDA roundabout, turn left on to Dore Avenue and proceed along where 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.



ENTRANCE HALL

With main entrance door, uPVC shaped window to side elevation, tiled floor, stairs rising to the First Floor Landing, radiator and built-in cloaks cupboard.

LOUNGE

16' 10" x 11' 2" (5.13m x 3.4m) With uPVC window to front elevation, radiator, tiled floor, coving to ceiling and archway leading to the Dining Area.

DINING AREA

10' 9" x 9' 9" (3.28m x 2.97m) With double glazed sliding patio doors to the rear garden, tiled floor, coving to ceiling and under stairs storage cupboard.

OPEN PLAN KITCHEN AND BREAKFAST AREA

21' 1" x 9' 6" narrowing to 8' 9" into breakfast area (6.43m x 2.9m narrowing to 2.67m) - Maximum Overall Measurements

KITCHEN

10' 3" x 9' 6" (3.12m x 2.9m) Fitted with a range of wall, base units and drawers with work surfaces over, sink, free standing cooker and extractor hood, part tiled surround, plumbing for a washing machine, uPVC windows to side and rear elevations and uPVC side entrance door.

BREAKFAST AREA

9' 9" x 8' 9" (2.97m x 2.67m) With coving to ceiling and radiator.

FIRST FLOOR LANDING

With access to roof void, uPVC window to side elevation and airing cupboard housing the Ideal gas fired central heating boiler.

BEDROOM 1

11' 5" x 11' 1" (3.48m x 3.38m) With uPVC window to front elevation, radiator and a range of fitted wardrobes.

BEDROOM 2

11' 4" x 9' 11" (3.45m x 3.02m) With uPVC window to rear elevation, radiator and coving to ceiling.

BEDROOM 3

8' 3" x 8' 2" (2.51m x 2.49m) With uPVC window to front elevation and radiator.

FAMILY BATHROOM

8' 3" x 5' 1" (2.51m x 1.55m) With suite to comprise of bath with shower attachment over, wash hand basin in vanity unit and WC, coving to ceiling, radiator and two uPVC windows to rear elevation.

OUTSIDE

The property is situated in a corner position with gardens to both the front and rear. The front garden has a lawned and gravelled area, a variety of flowerbeds and shrubs and a paved path leading to the main entrance door. There is a side gated access leading to the enclosed rear garden with patio and gravelled area, additional feature circular patio area, a variety of flowerbeds and shrubs, greenhouse and feature arch. There is a Tandem Garage to the rear of the property which can be accessed from Millers Dale.





TANDEM GARAGE

27' 9" x 10' 5" (8.46m x 3.18m) With electric up and over door, light, power, side entrance door and window to side elevation.

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.

CMH 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 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:

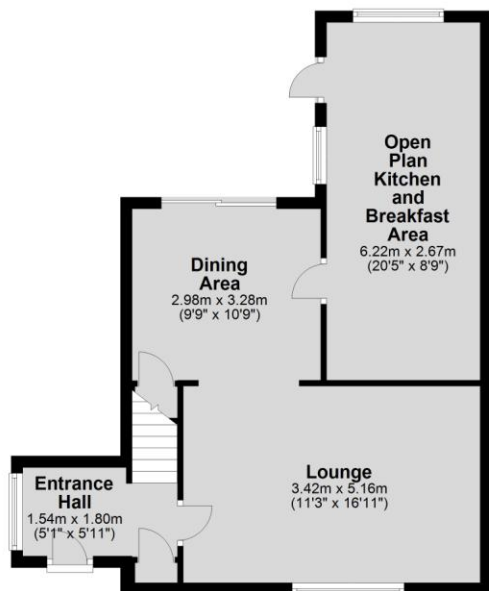
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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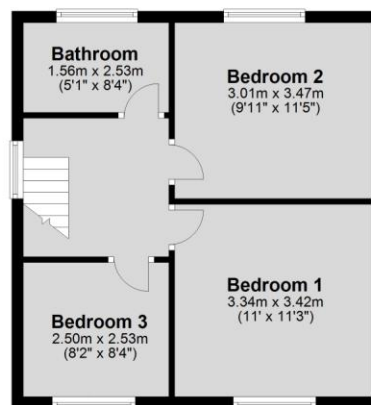
Ground Floor

Approx. 50.9 sq. metres (547.9 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 90.6 sq. metres (975.7 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.

