



## 3 Trevoze Drive

North Hykeham, Lincoln, LN6 8UL

**£285,000**

A well-presented three bedroom detached bungalow positioned in the popular location of North Hykeham. The property has internal accommodation to comprise of Entrance Porch, Inner Hallway, Bay-Fronted Lounge, three well-appointed Bedrooms, Family Bathroom, modern Fitted Kitchen and Conservatory. The property has gardens to the front and rear, a driveway to the side providing off-street parking for vehicles, an Integral Garage and Boiler Room. Viewing of the property is recommended to appreciate the accommodation on offer.

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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – TBC

**COUNCIL TAX BAND** – C

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

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

**DIRECTIONS**

Head out of Lincoln along Newark Road, turn left onto Moor Lane and then take another left turn onto Lincoln Road. Proceed along and turn onto Fen Lane, bear right onto Eddystone Drive and then turn right onto Pendine Crescent. Take a right hand turn onto Trevose Drive, then right again at the end of the road and the bungalow is located on the right hand side.



## LOCATION

The property is well-located within the popular residential area of North Hykeham which is located South 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 PORCH

With double doors to the front aspect and window and door to the Inner Hallway.

## HALL

With fitted cupboard and door to the Lounge.



## LOUNGE

15' 11" x 11' 11" (4.87m x 3.64m), with fireplace, UPVC bay window to the front aspect, radiator and door to the Hallway.

## HALL

With doors leading to three Bedrooms, Bathroom, Airing Cupboard and Kitchen and access to the roof void.

## BEDROOM 1

13' 8" x 9' 10" (4.17m x 3.02m), with UPVC window to the front aspect and radiator.

## BEDROOM 2

9' 11" x 10' 0" (3.03m x 3.07m), with UPVC window to the rear aspect and radiator.



## BEDROOM 3

6' 3" x 8' 9" (1.92m x 2.67m), with UPVC window to the side aspect and radiator.

## BATHROOM

8' 7" x 6' 9" (2.62m x 2.08m), with UPVC window to the side aspect, suite comprising of bath with shower over, WC and wash hand basin and towel radiator.

## KITCHEN

9' 11" x 11' 11" (3.03m x 3.64m), with UPVC window to the rear aspect, window and door to the Conservatory, tiled flooring, fitted with a range of modern base units and drawers with work surfaces over, sink and drainer with mixer tap over, spaces for a dishwasher, washing machine, fridge freezer and cooker, wall-mounted cupboards with complementary tiling, LED spotlights to the ceiling and space for a breakfast table.

## CONSERVATORY

9' 10" x 11' 1" (3.01m x 3.38m), with UPVC windows to the front, side and rear aspects and double doors to the rear garden.

## BOILER ROOM

Housing the gas central heating boiler.

## GARAGE

16' 5" x 8' 7" (5.01m x 2.63m)





## OUTSIDE

To the front of the property there is a lawned garden with flowerbeds. To the rear of the property there is a paved seating area, lawned gardens and further flowerbeds.

### WEBSITE

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gibson Gray 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.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### 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

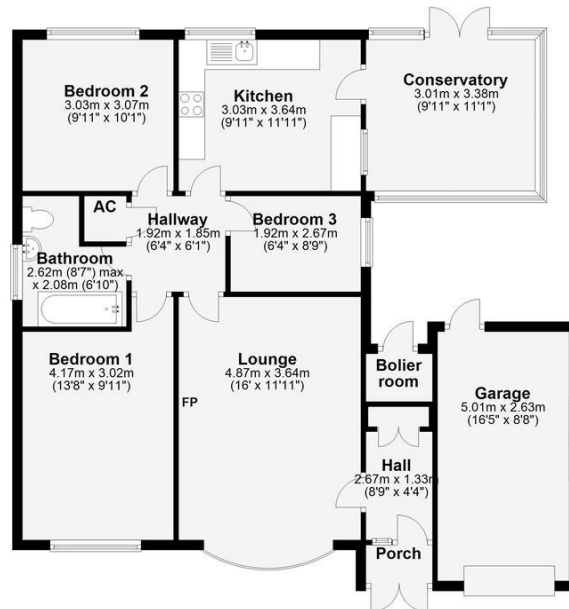
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## Ground Floor

Approx. 99.0 sq. metres (1065.5 sq. feet)



Total area: approx. 99.0 sq. metres (1065.5 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.

**3 trevose**

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