



266 Newark Road

North Hykeham, Lincoln, LN6 8JX

£289,000

A larger than average three bedroomed Detached Family Home located in the popular town of North Hykeham, close to Schools and Asda superstore. The property is situated in a large plot with gardens to the front and rear, garage and a range of outbuildings. The property has living accommodation to comprise of Entrance Hall, Reception Hallway, Lounge, Dining Room, Conservatory, Kitchen, Rear Covered Entrance and Outside WC and First Floor Landing leading to Three Bedrooms and Bathroom. The property requires slight modernization and is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln into North Hykeham along Newark Road, continue over the roundabout (passing ASDA) and the property can then 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

ENTRANCE

12' 4" x 4' 1" (3.78m x 1.25m) , with double glazed windows and door to the front aspect and door to reception hallway.

RECEPTION HALLWAY

With stairs to the first floor landing, radiator and doors to the lounge, dining room, kitchen and cloaks cupboard.

LOUNGE

12' 0" x 10' 6" (3.66m x 3.22m) , with UPVC window to the front aspect and radiator.

DINING ROOM

11' 10" x 11' 11" (3.62m x 3.65m) , with UPVC sliding doors to the conservatory, gas fire with tiled hearth and brick surround.

CONSERVATORY

7' 5" x 8' 4" (2.28m x 2.56m) , with UPVC window and double doors to the rear aspect and wooden flooring.

KITCHEN

12' 10" x 8' 4" (3.93m x 2.55m) , with UPVC window to the rear aspect, fitted with a range of base units and drawers with work surfaces over, sink unit and drainer with mixer tap above, integral oven, four ring electric hob with extraction above, spaces for automatic washing machine and fridge, wall mounted units with complementary tiling below, radiator and wall mounted gas central heating boiler.



REAR COVERED ENTRANCE

With door to the kitchen and WC.

WC

With window to the side aspect and WC.



FIRST FLOOR LANDING

With window to the front aspect, doors to three bedrooms and bathroom, access to the roof void and airing cupboard.

BEDROOM 1

11' 11" x 10' 3" (3.65m x 3.14m) , with UPVC window to the rear aspect, radiator and fitted bedroom furniture.

BEDROOM 2

11' 10" x 10' 11" (3.63m x 3.35m) , with UPVC window to the front aspect, radiator and fitted cupboard.

BEDROOM 3

12' 9" x 7' 8" (3.91m x 2.35m) , with UPVC window to the rear aspect and radiator.

FAMILY BATHROOM

9' 6" x 5' 9" (2.92m x 1.77m) , with window to the side aspect, suite to comprise of WC, wash hand basin and wet room shower area, radiator and partly tiled walls.





OUTSIDE

To the front of the property there is a flowerbeds, gravelled area and a driveway providing off road parking and giving access to the garage. To the rear of the garage there is a courtyard area leading to the second garage with pedestrian access. To the rear of the property there is a paved seating area, extensive lawned garden, mature shrubs and trees, flowerbeds, a range of greenhouses with vegetable plots and garden shed.

GARAGE

9' 3" x 23' 5" (2.83m x 7.14 m) , with door to the front aspect, window and door to the rear, power and lighting.

GARAGE 2

20' 6" x 9' 10" (6.26m x 3.02m) , with window and door to the side aspect, double wooden doors to the front aspect, power and lighting.

GARDEN STORE

12' 0" x 8' 0" (3.66m x 2.45 m) , with window and door to the rear garden.



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.

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Move with Us and Sils and Better Ridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Better Ridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 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 roughly checked.

GENERAL

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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 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.

