



## 196 Lincoln Road

North Hykeham, Lincoln, LN6 8NJ

**£185,000**

NO ONWARD CHAIN - An extended three bedroomed semi-detached house situated close to a range of local shops, schooling and amenities and within easy access to Lincoln City Centre. Internally the property is well presented and has living accommodation to briefly comprise of Entrance Hallway, Kitchen, Lounge, Dining Room/Family Room and First Floor Landing leading to three Bedrooms and Bathroom. Outside there are gardens to the front and a gravelled driveway providing off road parking and there are generous gardens to the rear with a timber outbuilding. Viewing of the property is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – E.**

**TENURE** - Freehold.

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

**DIRECTIONS**

Leave Lincoln South along Newark Road and at the Rookery Lane traffic lights turn left on to Hykeham Road. Proceed along Hykeham Road for some time, which takes you on to Lincoln Road where 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.



#### **ENTRANCE HALLWAY**

With uPVC double glazed external door and window to front elevation, stairs to the First Floor Landing and doors to the Lounge and Kitchen.

#### **KITCHEN**

15' 5" (max) x 9' 9" (max) (4.7m x 2.97m) With uPVC double glazed window and door to rear elevation, tiled floor, fitted with a range of wall, base units and drawers with work surfaces over, porcelain sink and drainer, Range cooker with extractor fan over, plumbing and space for a washing machine, integral fridge freezer, radiator and door to the storage cupboard.

#### **LOUNGE**

15' 5" x 12' 1" (4.7m x 3.68m) With uPVC double glazed window to front elevation, laminate flooring, fireplace with gas fire inset, radiator and door to the Dining Room/Family Room.

#### **DINING ROOM / FAMILY ROOM**

12' 1" x 9' 8" (3.68m x 2.95m) With uPVC double glazed window to side elevation, uPVC double glazed doors to rear elevation and radiator.

#### **FIRST FLOOR LANDING**

With uPVC double glazed window to rear elevation, banister rail, access to roof void and doors leading to three Bedrooms and Bathroom.

#### **BEDROOM 1**

13' 1" x 8' 1" (3.99m x 2.46m) With uPVC double glazed window to front elevation, over stairs storage cupboard and radiator.

#### **BEDROOM 2**

12' 2" x 7' 8" (3.71m x 2.34m) With uPVC double glazed window to front elevation and radiator.

#### **BEDROOM 3**

8' 9" x 7' 3" (2.67m x 2.21m) With uPVC double glazed window to rear elevation and radiator.

#### **BATHROOM**

6' 8" x 6' 6" (2.03m x 1.98m) With uPVC double glazed window to rear elevation, vinyl flooring, suite to comprise of low level WC, vanity wash hand basin and bath with mains shower over, fully tiled walls, heated towel rail and extractor fan.

#### **OUTSIDE**

To the front of the property there is a lawned garden and a gravelled driveway providing off road parking.





A gate gives access to the rear of the property where there is a decorative slated seating area and a generous sized lawned garden with a detached timber outbuilding.

**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](http://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**

Move with Us and Sils and Betteridge 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 & Betteridge 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 on 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 thoroughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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:

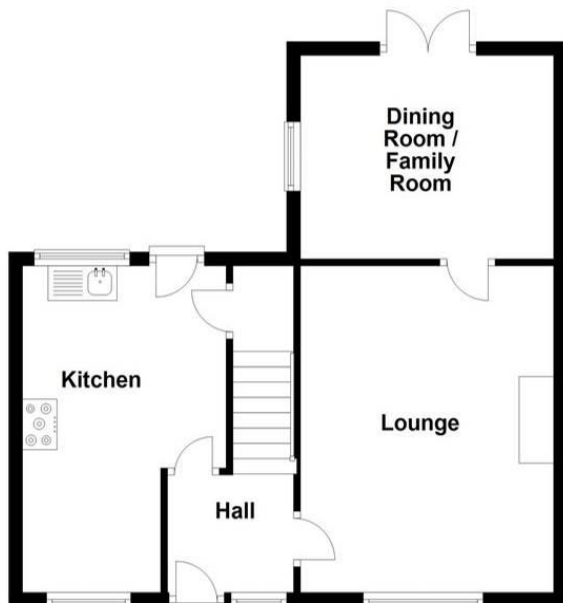
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 as not verified.

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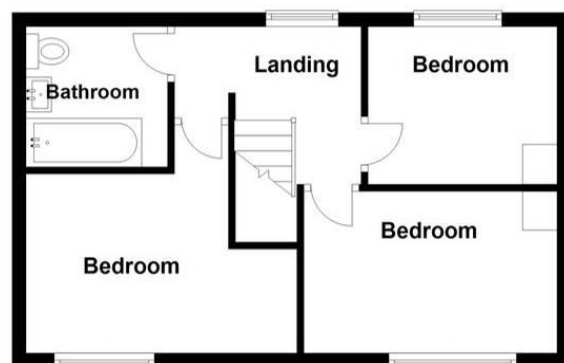
**Ground Floor**

Approx. 511.2 sq. feet



**First Floor**

Approx. 391.1 sq. feet



Total area: approx. 902.4 sq. feet

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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.

