



6 Augustus Close

North Hykeham, Lincoln, LN6 9NF

£365,000

A larger than average five bedroomed detached executive family home positioned in this popular modern development in North Hykeham. The property is being sold with No Onward Chain and benefits from gas central heating and UPVC double glazing. There are gardens to the front and rear and a driveway and Double Garage. Internal accommodation to comprise of Reception Hallway, Bay fronted Lounge with double UPVC doors to the rear garden, Bay fronted Dining Room, Ground Floor WC, Modern fitted Breakfast Kitchen, Utility Room and First Floor Landing leading to Master Bedroom with fitted wardrobes and En-suite, Bedroom 2 with En-suite, further Bedroom and Family Bathroom and stairs to the Second Floor giving access to two further Bedrooms, Shower Room and Loft Storage. Viewing of the property is essential.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Newark Road, turn left onto Tiber Road and proceed along for some time taking you onto Severus Crescent. Turn left onto Augustus Close 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.



ACCOMMODATION

RECEPTION HALLWAY

With door to the front aspect, wooden flooring, radiator, storage cupboard and doors to the lounge, dining room, under stairs WC and breakfast kitchen.

LOUNGE

23' 8" x 11' 9" (7.22m x 3.59m) , with walk-in UPVC bay window to the front aspect, wooden flooring, electric fire with marble hearth and wooden surround, double UPVC doors to the rear garden and wall lights.

DINING ROOM

11' 1" x 10' 7" (3.40m x 3.24m) , with walk-in UPVC bay window to the front aspect, radiator and wooden flooring.

WC

With WC, wash hand basin, tiled flooring, radiator and extractor fan.

BREAKFAST KITCHEN

10' 9" x 14' 1" (3.28m x 4.30m) , with UPVC windows to the side aspect, walk-in UPVC bay window to the rear aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral double oven and grill, four ring gas hob with extraction above, integral fridge freezer, space for dishwasher, wall mounted cupboards with complementary tiling below, radiator and door to utility room.

UTILITY ROOM

6' 5" x 6' 0" (1.97m x 1.84m) , with door to the rear aspect, tiled flooring, fitted base units with work surfaces over, sink unit and drainer, concealed gas central heating boiler, spaces for automatic washing machine and tumble dryer and a radiator.

FIRST FLOOR LANDING

With stairs to the second floor, doors to master bedroom, bedrooms 2 & 3 and family bathroom.

MASTER BEDROOM

15' 8" x 10' 8" (4.79m x 3.27m) , with UPVC window to the front aspect, radiator, fitted bedroom furniture and door to en-suite.

EN-SUITE

8' 0" x 5' 6" (2.45m x 1.68m) , with UPVC window to the rear aspect, suite to comprise of shower, WC, bidet and his and hers sink wash hand basins with vanity cupboard below, partly tiled walls, radiator and airing cupboard housing the hot water tank and shelving.





BEDROOM 2

11' 6" x 10' 6" (3.51m x 3.22m) , with UPVC window to the front aspect, radiator and door to en-suite.

EN-SUITE

5' 7" x 6' 5" (1.72m x 1.98m) , with UPVC window to the rear aspect, suite to comprise of shower, WC and wash hand basin with vanity cupboard, partly tiled walls and radiator.

BEDROOM 3

8' 11" x 11' 6" (2.73m x 3.51m) , with UPVC window to the rear aspect and radiator.

FAMILY BATHROOM

6' 6" x 5' 6" (2.00m x 1.69m) , with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin with vanity cupboard, towel radiator and partly tiled walls.



SECOND FLOOR LANDING

12' 1" x 6' 5" (3.70m x 1.97m) , with Velux window to the rear aspect, doors to bedrooms 4 & 5 and a shower room.

BEDROOM 4

11' 11" x 15' 7" (3.64m x 4.76m) , with Velux window to the rear aspect, UPVC window to the front aspect, radiator, wooden flooring and wall lights



BEDROOM 5

11' 3" x 8' 11" (3.43m x 2.74m) , with UPVC windows to the front and side aspects, wooden flooring, radiator and door to loft storage area.

LOFT STORAGE

6' 3" x 4' 10" (1.91m x 1.49m) , with wooden flooring.

SHOWER ROOM

7' 5" x 6' 0" (2.28m x 1.84m) , with Velux window to the rear aspect, suite to comprise of shower, WC, bidet and wash hand basin with vanity cupboard, partly tiled walls, radiator and extractor fan.

OUTSIDE

To the front of the property there is a lawned garden, hedge and a path to the front door. To the side of the property there is a double driveway providing off road parking for many vehicles and giving access to the double garage. To the rear of the property there is a paved seating area, lawned garden and flowerbeds. To the side of the property there is a further lawned area with hedges.



DOUBLE GARAGE

17' 7" x 17' 10" (5.36m x 5.44m) , with two up and over doors to the front aspect, door to the rear garden, power and lighting.



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

Move with Us and Sills & 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 Sills & 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 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 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.
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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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.