



10 Manor Road
North Hykeham, Lincoln, LN6 8NT

£230,000

A well-presented, extended two bedroomed detached bungalow positioned in this popular location within North Hykeham, close to a wide range of local facilities including schools, shops and public houses. The property has internal accommodation to comprise of an Extended Dining Room, two well-appointed Bedrooms, modern fitted Kitchen, Shower Room and Lounge. There is an extensive newly laid blocked paved driveway to the front providing off road parking for many vehicles. There is a blocked paved area to the side of the property which gives access to the rear garden where there is further blocked paved area, lawned garden and shed. Viewing of the property is recommended to appreciate the accommodation on offer.





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.

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.



DIRECTIONS

Heading out of Lincoln along Newark Road, at the roundabout with ASDA turn left onto Hathersage Avenue and then right onto Matlock Drive. Turn right onto Gleedale and then right again onto Manor Road. Proceed along and the bungalow can be located on the left hand side, just after the turning for Alexandre Avenue.

ACCOMMODATION

KITCHEN

11' 3" x 7' 11" (3.45m x 2.43m) , with UPVC window to the rear aspect, UPVC door to the side aspect, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, spaces for automatic washing machine, cooker and fridge freezer, wall mounted cupboards with complementary tiling below and radiator.

LOUNGE

11' 8" x 12' 2" (3.57m x 3.71m) , with UPVC windows to the front and side aspects, electric fire, wall lights, radiator and double doors to the inner hallway.

DINING ROOM

14' 7" x 8' 3" (4.45m x 2.53m) , with UPVC window to the side aspect, UPVC sliding doors to the front aspect, UPVC window and door to the inner hallway and radiator.



SHOWER ROOM

7' 4" x 6' 6" (2.26m x 1.99m) , with UPVC window to the rear aspect, suite to comprise of shower, WC and wash hand basin, fitted cupboard, tiled flooring, partly tiled walls and radiator.



BEDROOM 1

13' 7" x 8' 11" (4.16m x 2.74m) , with UPVC window to the front aspect and radiator.

BEDROOM 2

12' 3" x 8' 7" (3.75m x 2.64m) , with UPVC window to the rear aspect and radiator.



OUTSIDE

To the front of the property there is an extensive blocked paved driveway providing off road parking for many vehicles and gated access to the rear. To the rear of the property there is blocked paved seating areas, flowerbeds, mature shrubs and trees and a shed.



WEBSITE

Our detailed website show 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.

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.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby 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

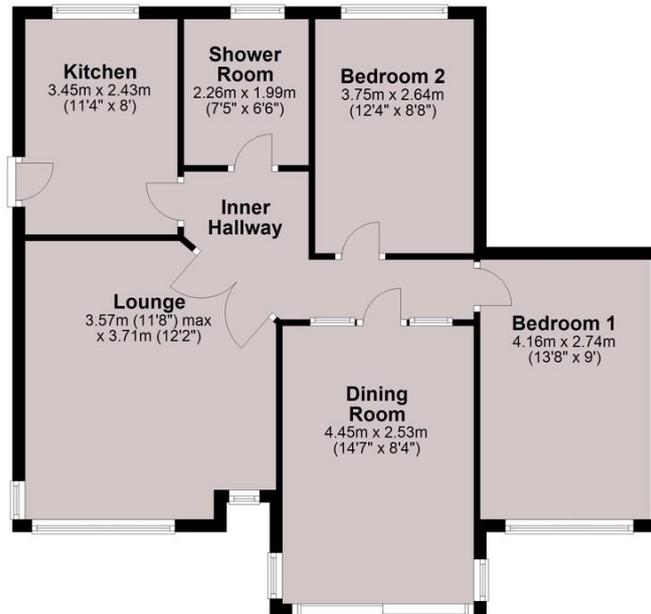
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Ground Floor

Approx. 70.6 sq. metres (760.2 sq. feet)



Total area: approx. 70.6 sq. metres (760.2 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 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.

