

9 St. Peters Avenue North Hykeham



£129,950

A Detached Bungalow situated within this popular residential area of North Hykeham and being in close proximity to local shops and amenities. The internal accommodation briefly comprises of Main Entrance Hall, Lounge, Kitchen, Two Bedrooms and Family Bathroom. Outside there are gardens to both the front and rear, Driveway and Single Garage. The property further benefits from gas central heating and the property is being sold with No Onward Chain.

Location

Well-located within the sought-after residential area of North Hykeham which features excellent facilities and amenities including schooling of all grades, shops, superstores including ASDA, The Forum Shopping Centre and further leisure amenities. The property offers good access to the Lincoln Bypass, the A46 Dual Carriageway and gives excellent access to the A1 Newark and Mainline Rail Links.

For more information about North Hykeham view our Mundys' Video Guide which can be viewed at:-

<http://mundys.net/area-guide/north-hykeham>

Directions

Heading south along the High Street, continue along Newark Road in to North Hykeham. Proceed straight across at the roundabout close to the ASDA superstore and proceed along turning right on to St Aiden's Road. Then turn right on to St Hugh's Drive, left on to St Marys Road which will bring you on to St Peters Avenue where the property can be located.

For satellite navigation purposes, please use the postcode LN6 8QW

Or why not visit our website at <http://mundys.net> and use the 'multi map' facility to see the directions on-line.

Services

All mains services available. Gas central heating.

EPC Energy Rating = to follow.

Tenure

Freehold.

Viewings

By prior appointment through Mundys.

Note

These Property Particulars were compiled on 15th September 2015

WEBSITE

Our detailed website shows all our properties available, and also gives extensive information on all aspects of moving home, local information and lots more. Access on www.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, call in or visit our website for details of all our packages.

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, 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 purchase, please ask and we will be happy to assist.

Mundy & Co. 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 & Co. 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Accommodation

<u>Entrance Hall</u>	With UPVC main entrance door, single radiator, access to roof void and fitted storage cupboards.
<u>Lounge</u>	Approx. 4.52m x 3.53m (14'10 x 11'7), with UPVC window to front elevation, double radiator, coving to ceiling, gas fire and TV point.
<u>Kitchen</u>	Approx. 3.53m x 2.29m (11'7 x 7'6), fitted with a range of base and wall cupboards, work surfaces, sink and drainer, single radiator, part tiled surround, boiler cupboard housing gas central heating boiler, pantry cupboard housing the service meters, UPVC window to front elevation and UPVC side entrance door.
<u>Bedroom 1</u>	Approx. 3.48m x 3.25m (11'5 x 10'8), with UPVC window to rear elevation and single radiator.
<u>Bedroom 2</u>	Approx. 3.51m x 2.62m (11'6 x 8'7), with UPVC window to rear elevation and single radiator.
<u>Family Bathroom</u>	With suite to comprise of bath, WC and wash basin, part tiled surround, single radiator and UPVC window to side elevation.
<u>Outside</u>	There are gardens to both the front and rear. Front garden has a lawned area with mature shrubs and flower beds. There is a driveway providing off road parking for vehicles and giving access to the single garage. Rear garden has a lawned area and a variety of shrubs.

Photograph Gallery

