



Lindum Mews, North Hykeham,
Lincoln, Lincolnshire, LN6

Asking Price: £180,000

Tenure: Freehold



your-move.co.uk

Lindum Mews, North Hykeham, Lincoln, Lincolnshire, LN6

Asking Price: £180,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: C
Local Authority: North Kesteven District Council, Sleaford

Other important information which you will need to know about this property can be found at your-move.co.uk

IDEAL FIRST TIME BUY OR INVESTMENT WITH THIS 2 DOUBLE BEDROOM PROPERTY WHICH IS MOVE IN READY AND OFFERS A LOW MAINTANCE AND SUN RICH REAR GARDEN, ALLOCATED PARKING AND NO ONWARDS CHAIN!! This is one that won't stick around so book your viewing NOW!! EPC GRADE C.

Entrance Hall

With laminate flooring, uPVC entrance door to the front aspect, radiator, wall mounted central heating thermostat and ascending carpet stairs.

WC

With a low level WC, wall mounted wash hand basin, tile splashbacks, radiator and an extractor fan.

Kitchen

6'9" x 8'9" (2.06m x 2.67m)
Fitted kitchen comprising a range of wall and base units, sink and drainer unit, space and plumbing for a washing machine/dishwasher, integral oven with four ring gas hob, extractor hood, space for a tall standing fridge/freezer, wall mounted central heating boiler, double glazed window to the front aspect with fitted blinds and an archway through to the dining room.

Lounge-Diner

13'8" x 13'8" (4.17m x 4.17m)
Spacious and naturally bright lounge-diner comprising newly laid carpet flooring, radiator, television aerial point, under stairs storage cupboard and double glazed French doors to the rear aspect.

Landing

With carpet flooring, loft access and access to;

Bedroom 1

13'8" x 8'6" (4.17m x 2.6m)
Double bedroom comprising newly laid carpet flooring, radiator, television aerial point, over stairs storage cupboard and a double glazed window to the rear aspect.

Bedroom 2

7'4" x 13'8" (2.24m x 4.17m)
Double bedroom with newly laid carpet flooring, radiator, television aerial point and a double glazed window to the rear aspect.

Bathroom

6'3" x 7'1" (1.9m x 2.16m)
Hosting a panelled bath with an overhead mains shower, low level WC, pedestal wash hand basin, radiator, partially tiled walls and an extractor fan.

Gardens

The front aspect offers one allocated parking space. The low maintenance and ready to enjoy rear garden is laid to a combination of lawn and patio, all of which enclosed with close board fencing enhancing the privacy.

Tenure

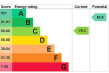
Freehold
North Kesteven District Council
Tax Band A

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by National Home Move Limited, (company number 11805074), registered in England at 5 Brooklands Place, Brooklands Road, Sale, M33 3SD. Return postal address - 65-66 Baxter Gate, Loughborough, LE67 2RF. VAT registration no: 315 255 523.

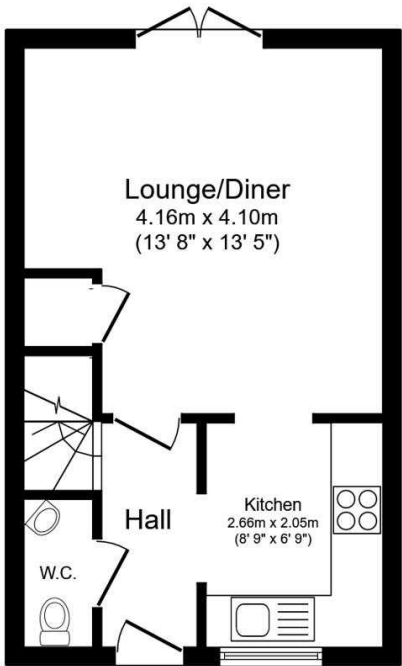
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

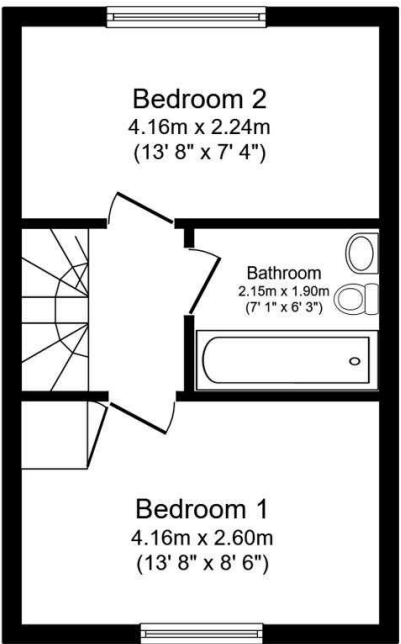
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area: 57.7 sq.m. (622 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io