

3 Bed Semi-Detached In Mendip Avenue North Hykeham, Lincoln, LN6 9SZ

£57,500





SHORT DESCRIPTION

Property Ref: 16113 A beautifully presented three-bedroom semi-detached family home, ideally positioned on the sought-after Mendip Avenue, North Hykeham, Lincoln, LN6. Built in 2016 by the reputable Lindum Homes, this spacious and well-maintained property offers modern living in a highly convenient location. The home is thoughtfully laid out and finished to a high standard throughout. The ground floor features a generous living and dining area, perfect for both everyday family life and entertaining, complemented by a separate contemporary fitted kitchen and a convenient downstairs WC. On the first floor, the property boasts three well-proportioned bedrooms alongside a modern family bathroom, providing comfortable accommodation for families, professionals, or those looking to upsize. Externally, the property continues to impress. To the front is a neatly maintained, gated garden, while the rear offers a private, enclosed landscaped garden, mainly laid to lawn with a patio seating area—ideal for outdoor dining—along with secure storage. Allocated parking is available within a private residents' car park to the rear of the property. Further benefits include gas central heating, uPVC double glazing, and a location within walking distance of local schools, shops, and medical facilities, making this an excellent choice for families and commuters alike. Early viewing is highly recommended to fully appreciate the space, condition, and location this lovely home has to offer. Property Type: Semi-detached Full selling price: £230000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £57500.00 Monthly rent based on 25% share: £406.61 Remaining lease (In Years): 88 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £623.40 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

3

Bed Room(s)

2

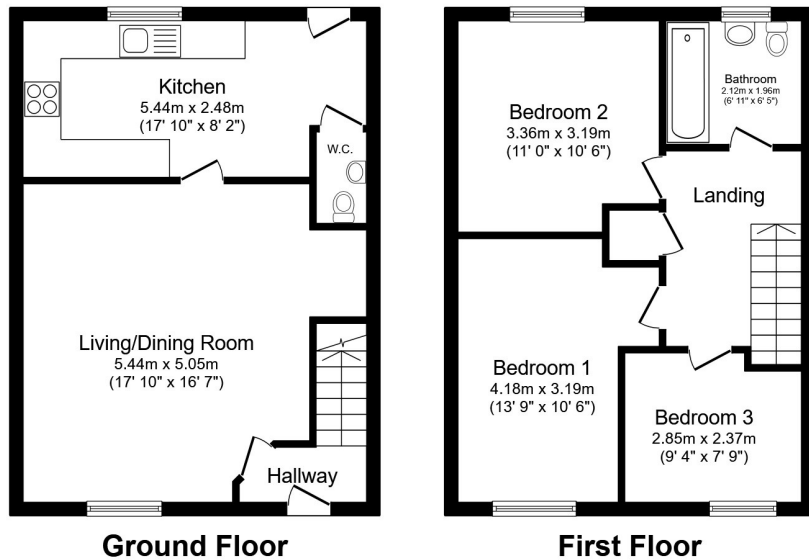
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 83.0 sq.m. (894 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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