



**Bakewell Mews, North Hykeham LINCOLN LN6 8TU**

*welcome to*

**Bakewell Mews, North Hykeham LINCOLN**

This spacious detached home is situated on a desirable cul-de-sac within North Hykeham, boasting no onward chain, well presented accommodation throughout, front and south facing rear gardens, detached double garage and double driveway.



A rare opportunity to acquire this modern and spacious detached family home with no onward chain, located on a cul-de-sac within the ever popular North Hykeham area. Enjoying local access to a range of amenities including shops, eateries, parks, public houses, supermarkets, a leisure centre, sports clubs and pharmacies as well as transport links and schooling, this property is a must view!

The internal accommodation briefly comprises: large entrance hall, bay fronted lounge, dining room, garden room, modern fitted kitchen/breakfast room, main bedroom with en suite, a further two double bedrooms and a family bathroom. Outside, this property benefits from a hedge bordered area of lawn to the front and pathway to the front door with a generous double driveway alongside providing ample off road parking and access to the detached double garage. Gated side access leads to a south facing, fully enclosed and spacious rear garden with multiple patio areas ideal for seating and outdoor dining, hot tub area with power, outside tap, outside power, an area of lawn and a range of mature trees and shrubs.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**Entrance Hall**

**Lounge**

**Dining Room**

**Garden Room**

**Kitchen / Breakfast Room**

**First Floor Landing**

**Bedroom One**

**En Suite**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Detached Double Garage**

**Outside**



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**welcome to**

## **Bakewell Mews, North Hykeham LINCOLN**

- IMMACULATE & SPACIOUS DETACHED HOME
- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- EN SUITE & FAMILY BATHROOM
- THREE RECEPTION ROOMS

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR124352 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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