

80 Mill Lane, North Hykeham, Lincoln, LN6 9PD - Guide Price: £250,000 (+ £750 Buyers Fee)

Description

A 1930's three bedroom detached property set in around 0.32 of an acre. The property is in need of a full scheme of refurbishment and would benefit from further extension works subject to the relevant planning consent.

Directions

From the A46 Bentley Hotel roundabout proceed along Newark Road until you reach a right hand turn onto Moor Lane. Proceed to the end of the road and turn right onto Mill Lane where the property can be found on your left hand side just before Chiltern Way.

Accommodation

Ground floor

Hallway

With stairs to first floor, under stairs cupboard, door to:

Lounge 4.08m x 3.34m

Single glazed bay window to front elevation, single glazed casement window to side elevation, open fire with tiled surround, wooden folding doors through to dining room.

Dining room 5.14m x 3.35m

Single glazed French doors to rear elevation, single glazed casement window to rear and side elevation, open fire with tiled surround.

Kitchen 3.70m x 3.03m

Single glazed casement window to rear elevation, fitted base unit with Belfast sink, built-in storage cupboard, door to pantry and side elevation.

Pantry

Single glazed casement window to rear elevation, built-in shelving.

WC

Single glazed casement window to rear elevation, flush WC.

Store

With built-in shelving.

First floor

Bedroom One 3.34m x 3.36m

Single glazed casement window to front elevation.

Bedroom Two 4.88m x 2.99m

Single glazed casement window to rear elevation, open fire with tiled surround, wash-basin.

Bedroom Three 3.71m x 2.92m

Single glazed casement window to rear elevation, built-in wardrobe.

Landing

Single glazed casement window to front elevation, single glazed casement window to front elevation, with loft access and built-in storage, further large storage cupboard 2.44m x 1.31m

Bathroom 2.72m x 1.73m

Single glazed casement window to front elevation, three piece suite comprising panelled bath, high flush WC, pedestal wash basin, part tiled walls, built-in storage.





Outside

The front elevation is mainly laid to lawn with mature trees and borders. A gravel driveway provides parking for several vehicles and leads to a single garage with twin wooden doors, power and light. The rear elevation is also mainly laid to lawn with mature trees of which some are subject to tree preservation orders.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

Strictly by appointment with the Auctioneers. Tel: 01522 504360

Completion Date

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or auctions@jhwalter.co.uk

Solicitors

Sarah Pert
Pert and Malim
79 Westgate, Grantham NG31 6LD

01476 561631
pert.malim@btconnect.com

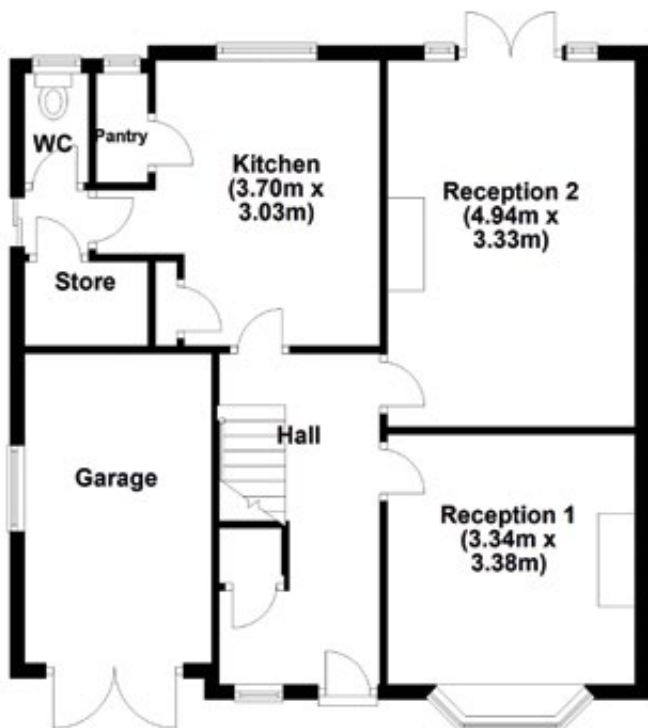
Agent

James Mulhall: 01522 504360



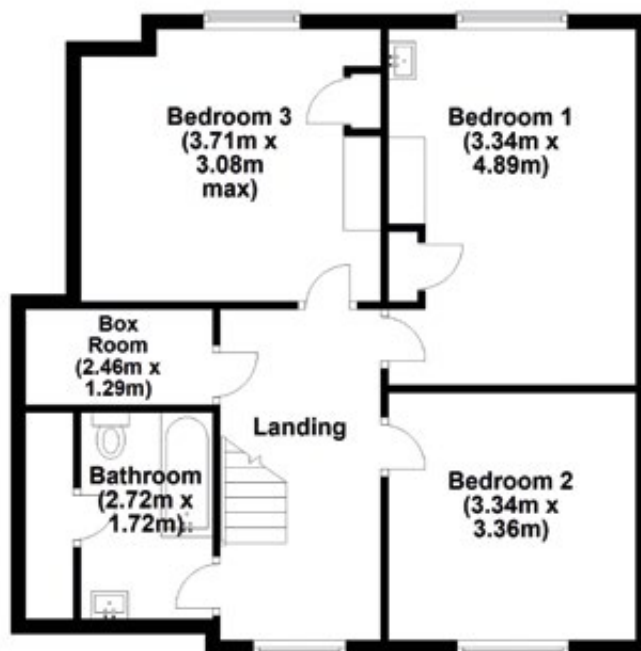
Ground Floor

Approx. 68.4 sq. metres (736.2 sq. feet)



First Floor

Approx. 63.8 sq. metres (687.0 sq. feet)



The attached plans are not to scale, are for identification purposes only and do not form part of any contract.