



## 1a Lincoln Lane

Thorpe-on-the-Hill, Lincoln, LN6 9BH

**£330,000**

A detached three bedroomed home location in this popular village location on Thorpe-on-the-Hill, which has easy access to the Town of North Hykeham and the A46 Bypass. The property has versatile split level living accommodation to comprise of Integral Double Garage, Ground floor Utility Room, stairs to the First Floor Landing giving access to the Dining Area, Lounge, Conservatory, Kitchen, Bathroom and steps up to three Bedrooms and En-suite to Bedroom 1. Outside the property is approached via a driveway providing off road parking for several vehicles and giving access to the Integral Garage and the Workshop Area with electric roller door. To the side of the property there is an enclosed decked garden with covered seating area and to the rear of the property there is an enclosed lawned garden with decorative gravel beds and flowerbeds. Viewing of the property is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Heading out of Lincoln along the A46 Bypass, just before the Pennells roundabout turn right onto Moor Lane, left onto Little Thorpe Lane and then right again onto Lincoln Lane where the property can be located on the left hand side.

**LOCATION**

Thorpe-on-the-hill is a small village and civil parish in North Kesteven. It is situated less than 1 mile north from the A46 road, and 6 miles south-west from Lincoln city centre. There is a local village primary school and public house. The village is situated close to nearby North Hykeham where there are a wide variety of further amenities, secondary schooling and superstores. The property is well situated for easy access to the A46 Bypass, providing excellent links to the A1 Newark, Nottingham and Leicester.





#### ENTRANCE

With UPVC door and window to the side aspect, window and door to the reception hallway.

#### RECEPTION HALL

6' 11" x 7' 10" (2.13m x 2.39m) , with steps up to the dining area and steps down to the utility room.

#### DINING AREA

19' 2" x 10' 2" (5.86m x 3.11m) , with doors to the lounge and kitchen, steps to the front landing and double UPVC doors to the conservatory.

#### LOUNGE

18' 7" x 12' 11" (5.67m x 3.96m) , with UPVC window to the front aspect, radiator, UPVC windows and double doors to the conservatory, electric fire with marble hearth and surround, picture rail and radiator.

#### CONSERVATORY

22' 4" x 9' 7" (6.81m x 2.93m) , with tiled flooring, UPVC windows and double doors to the rear garden and double UPVC doors and window to the dining area.

#### KITCHEN

9' 1" x 14' 0" (2.77m x 4.27m) , with UPVC window to the rear aspect, tiled flooring, fitted with base units and drawers with work surfaces over, ceramic sink unit and drainer, integral oven, four ring electric hob with extraction above, integral fridge freezer , space for a dining table, and wall mounted cupboards with complementary tiling below.



#### FAMILY BATHROOM

7' 11" x 9' 0" (2.43m x 2.76m) , with UPVC window to the side aspect, suite to comprise of whirlpool bath with shower attachment over, WC and wash hand basin, partly tiled walls and radiator.

#### BEDROOM 1

14' 3" x 9' 3" (4.35m x 2.83m) , with UPVC window to the front aspect, wooden flooring, fitted bedroom furniture, radiator and door to en-suite.

#### EN-SUITE

6' 1" x 6' 1" (1.86m x 1.87m) , with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin with vanity cupboard, radiator and partly tiled walls.



#### BEDROOM 2

11' 1" x 9' 2" (3.39m x 2.81m) , with UPVC window to the front aspect and radiator.

#### BEDROOM 3

7' 10" x 9' 4" (2.41m x 2.86m) , with UPVC window to the side aspect and radiator.

#### UTILITY ROOM

10' 9" x 6' 4" (3.29m x 1.95m) , with UPVC window to the side aspect, floor mounted gas central heating boiler, space for automatic washing machine, door to the garage and stairs to the reception hall.





## OUTSIDE

There is a lawn area and a large driveway providing ample off road parking and giving access to the Integral Double Garage and the Workshop Area. To the side of the property there is a decked area with covered seating area and raised flowerbeds and a path to the side with access to a shed. To the rear of the property there is an enclosed lawn garden with decorative gravel beds and flowerbeds.

## INTEGRAL DOUBLE GARAGE

21' 3" x 18' 5" (6.49m x 5.63m), with two electric roller doors to the front aspect, power, lighting, window to the side aspect and door to the utility room.

## WORKSHOP

21' 9" x 15' 2" (6.64m x 4.64m), with electric roller door to the front aspect, window and door to the side aspect, lighting and three phase electric.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

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Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

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### 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 a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given their ethical.

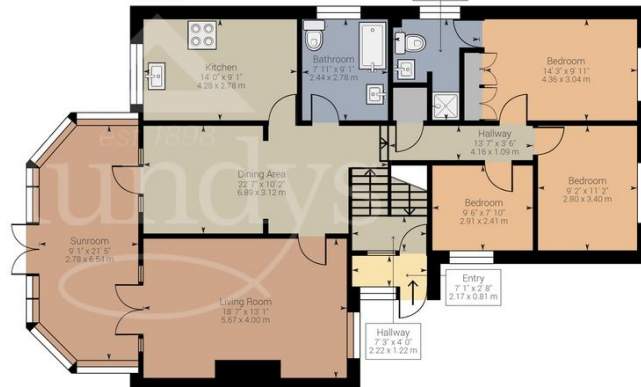
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Ground Floor



1st Floor



Approximate net internal area: 1449.72 ft<sup>2</sup> (384.53 ft<sup>2</sup>) / 134.68 m<sup>2</sup> (35.72 m<sup>2</sup>)  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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