



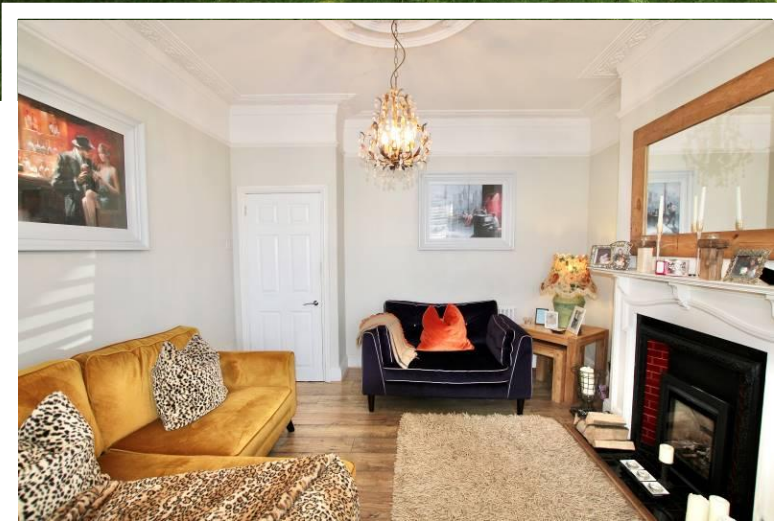
1 Hykeham Road

Lincoln, LN6 8AA

£259,950

This handsome Period house is immaculately presented and situated on the corner of Hykeham Road, in prime position for any football fans – being only a short walk from Sincil Bank Stadium. With easy access to Lincoln City Centre and it's beautiful Cathedral, the property is also close to a wide range of local amenities. The property offers a generous sized driveway providing off road parking for up to three cars. To the rear is a separate Garden Room, fully insulated with secured Bi-Folding Doors, pitched roof, integrated Electrics and stunning wall lights. The rear garden comprises of a beautifully maintained lawn with a patio seating area. The property has been tastefully modernised by the current owners whilst ensuring that the original features such as Picture Rails, Ceiling Roses and Fireplaces have not been compromised. The property has living accommodation to briefly comprise of Entrance Hallway, Lounge including Wood Burning Stove, impressive Open Plan Living, Dining and Kitchen Area, also housing a wood burning stove, this flows to Utility Room with stable door and large bathroom with freestanding bath. First floor Landing leading to three Bedrooms and Shower Room. The property further benefits from a Loft Room accessed from Bedroom 2. Viewing of the property is essential to appreciate all that this wonderful home has to offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head South out of Lincoln on Newark Road and at the junction where you turn left on to Hykeham Road, the property can be located on the left hand side at the traffic lights.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.



ENTRANCE HALLWAY

With composite double glazed external door to front elevation, feature tiled floor, radiator, stairs to the First Floor Landing and doors to the Lounge and Living and Dining Area.

LOUNGE

15' 5" x 12' 4" (4.7m x 3.76m) With uPVC double glazed window with shutters to front elevation, laminate flooring, radiator and fireplace and surround with log burner.

LIVING & DINING AREA

22' 6" (max) x 12' 9" (6.86m x 3.89m) With uPVC double glazed double doors to rear elevation, uPVC double glazed window to front elevation, tiled flooring, log burner, radiator and opening to the Kitchen.



KITCHEN

15' 2" x 7' 4" (4.62m x 2.24m) With uPVC double glazed window to side elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, Range oven with five ring gas hob, 1 ½ bowl composite sink unit and drainer, plumbing and space for a dishwasher, radiator and door to the Utility Room.

UTILITY ROOM

7' 4" x 6' 0" (2.24m x 1.83 m) With uPVC double glazed window and stable door to side elevation, tiled flooring, work surface with plumbing and space for a washing machine and tumble dryer below, space for a fridge freezer and door to the Bathroom.



BATHROOM

7' 4" x 5' 9" (2.24m x 1.75 m) With uPVC double glazed window to side elevation, tiled flooring, suite to comprise of low level WC, wash hand basin and bath, partly tiled walls, designer vertical radiator, spotlights to ceiling and extractor fan.

FIRST FLOOR LANDING

With spotlights to ceiling and doors leading to three Bedrooms and Shower Room.

BEDROOM 1

13' 0" x 12' 4" (3.96m x 3.76m) With uPVC double glazed window to front elevation with fitted shutters, over stairs storage cupboard and radiator.

BEDROOM 2

19' 1" (max) x 12' 9" (5.82m x 3.89m) With uPVC double glazed windows to front and rear elevations, laminate flooring, two radiators and access to the Loft Room.

BEDROOM 3

8' 6" x 7' 5" (2.59m x 2.26m) With uPVC double glazed window to rear elevation, laminate flooring and radiator.



SHOWER ROOM

5' 4" x 4' 4" (1.63m x 1.32m) With uPVC double glazed window to side elevation, tiled flooring, fully tiled walls, suite to comprise of low level WC, vanity wash hand basin and walk-in shower, heated towel rail, spotlights to ceiling and extractor fan.



OUTSIDE

To the front of the property there is a decorative gravelled area and a driveway to the side providing off road parking. There is a gate leading to the rear of the property with a patio seating area which leads on to a lawned garden and a Summer House at the bottom of the garden.

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

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

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.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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 themselves and the vendors (Lessors) for whom they act as Agents notice that:

1. The detail are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Total area: approx. 1172.2 sq. feet

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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