



## 4 Somersby Close

Lincoln, LN6 8AF

**£310,000**

A greatly improved and extended four bedroomed detached family home situated in this sought after location set just off Hykeh am Road, to the South of the City of Lincoln and with easy access to Lincoln City Centre. There is a driveway to the front providing off road parking and there is a generous garden to the rear. Internally the property offers well presented and spacious living accommodation to briefly comprise of Entrance Hallway, impressive Open Plan Living Dining and Kitchen space with under floor heating, Lounge, Sitting Room, Garden Room and First Floor Landing leading to four good sized Bedrooms, En-Suite Shower Room to Bedroom 1 and Family Bathroom. Viewing of the property is highly recommended to appreciate the accommodation on offer.





**SERVICES**

All mains services available. Gas fired central heating. Part under floor heating.

**EPC RATING** – C.

**TENURE** - Freehold.

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

**DIRECTIONS**

Leaving Lincoln South on Newark Road, turn left on to Hykeham Road and then turn right on to Gregg Hall Crescent, right again on to Somersby Close and the property can be located on the right hand side.

**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 uPVC double glazed double doors to front elevation, solid oak flooring, radiator and stairs to the First Floor Landing.

#### **SITTING ROOM**

13' 4" x 11' 2" (4.06m x 3.4m) With radiator and fireplace and surround with open fire inset.

#### **LOUNGE**

12' 3" x 11' 4" (max) (3.73m x 3.45m (max)) With uPVC double glazed window to front elevation, fireplace with wood burner inset and radiator.

#### **GARDEN ROOM**

14' 0" x 8' 2" (4.27m x 2.49m) With laminate flooring with under floor heating, uPVC double glazed windows and double doors to the rear garden, power points and four Velux windows.



#### **KITCHEN AREA**

9' 1" x 7' 6" (2.77m x 2.29m) With uPVC double glazed window to rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with oak work surfaces over, tiled splash-backs, space for a Range Cooker with extractor fan over, 1 1/2 bowl porcelain sink unit and drainer with mixer tap, space for a fridge freezer and integral washing machine.

#### **LIVING & DINING AREA**

25' 3" x 11' 3" (7.7m x 3.43m) With uPVC double glazed double doors to the rear elevation, uPVC double glazed window to front elevation, tiled flooring with under floor heating, fitted with a range of wall, base units and drawers with oak work surfaces over and breakfast bar.



#### **WC**

With tiled flooring, low level WC, wash hand basin and spotlights to ceiling.

#### **FIRST FLOOR LANDING**

With uPVC double glazed window to front elevation, banister rail and radiator.

#### **BEDROOM 1**

11' 3" x 11' 2" (max) (3.43m x 3.4m (max)) With uPVC double glazed window to front elevation, built-in wardrobes and radiator.

#### **EN-SUITE SHOWER ROOM**

6' 6" x 3' 9" (1.98m x 1.14m) With uPVC double glazed window to side elevation, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, radiator, spotlights to ceiling and extractor fan.

#### **BEDROOM 2**

13' 3" (max) x 12' 3" (4.04m (max)) x 3.73m) With uPVC double glazed window front elevation and radiator.

#### **BEDROOM 3**

11' 7" x 11' 2" (3.53m x 3.4m) With uPVC double glazed window to rear elevation, built-in wardrobe and radiator.





#### BEDROOM 4

11' 3" x 8' 5" (3.43m x 2.57m) With uPVC double glazed window to rear elevation, built-in wardrobe and radiator.

#### BATHROOM

8' 6" x 8' 3" (2.59m x 2.51m) With uPVC double glazed window to rear elevation, oak flooring, suite to comprise of low level WC, wash hand basin, free standing bath and walk-in shower cubicle with tiled surround and heated towel rail.

#### OUTSIDE

To the front of the property there is a block paved driveway providing off road parking. To the rear of the property there is a block paved seating area leading to a generous lawned garden and garden shed.



#### 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)

#### SELLING YOUR HOME - HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Move with Us and Sills 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 Sills & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto 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.

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#### 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.

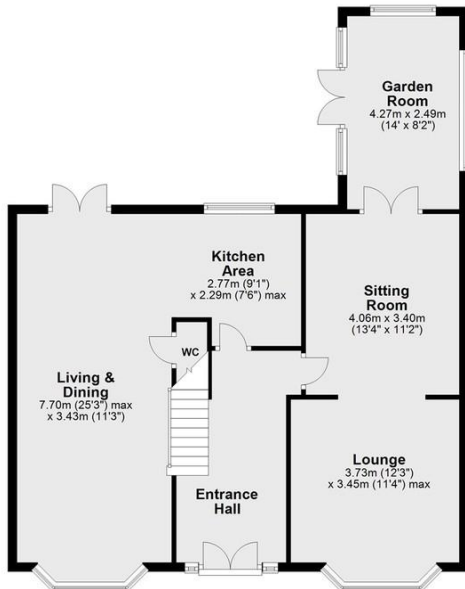
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**Ground Floor**  
Approx. 85.5 sq. metres (920.6 sq. feet)

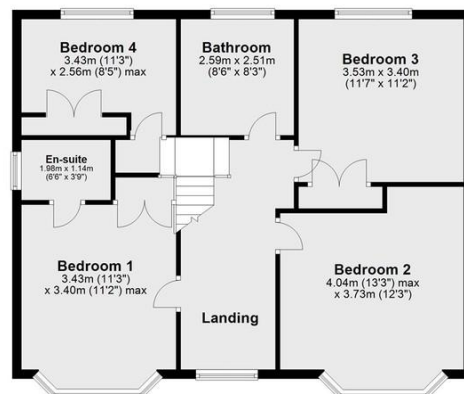


Total area: approx. 158.7 sq. metres (1708.1 sq. feet)

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.

**First Floor**  
Approx. 73.2 sq. metres (787.4 sq. feet)



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