



354 Hykeham Road

Lincoln, LN6 8BP

£280,000

An extended three bedroomed, bay fronted semi-detached Family Home located to the south of Lincoln City Centre. The property has a larger than average rear garden with a range of outbuildings, ample off road parking and a Detached Garage to the rear. The property has internal accommodation to comprise of bay fronted Lounge, bay fronted Dining Room, modern fitted extended Dining Kitchen with a range of fitted appliances and the First Floor Landing giving access to three Bedrooms, Bathroom and Study Area.



SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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 University.

INNER HALLWAY

With UPVC door and window to the side aspect, stairs to the first floor landing, radiator and glass panelled doors leading to the lounge and dining room.

LOUNGE

11' 4" x 13' 2" (3.46m x 4.02m), with UPVC bay window to the front aspect, radiator, electric fire with surround and picture rail.

DINING ROOM

12' 11" x 9' 2" (3.96m x 2.80m), with UPVC bay window to the side aspect, wooden flooring, radiator, fire, fitted storage cupboards and doors to the inner hallway and kitchen.

KITCHEN DINER

11' 5" x 14' 3" (3.48m x 4.36m), with UPVC windows to the side aspect, UPVC window and door to the rear garden, fitted with a range of modern base units and drawers with work surfaces over, composite sink unit and drainer with mixer tap above, integral oven and microwave, five ring gas hob with extraction above, integral dishwasher, space for automatic washing machine and fridge freezer, wall mounted cupboards, concealed gas central heating boiler, partly tiled walls and LED spotlights.

FIRST FLOOR LANDING

With access to the roof void, radiator and doors to two bedrooms.

STUDY AREA

9' 1" x 7' 4" (2.78m x 2.24m), with doors to the bathroom and bedroom 3.

FAMILY BATHROOM

9' 0" x 5' 4" (2.75m x 1.64m), with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator and tiled walls.

BEDROOM 1

10' 2" x 13' 2" (3.11m x 4.03m), with UPVC bay window to the front aspect and radiator.

BEDROOM 2

9' 5" x 9' 1" (2.88m x 2.79m), with UPVC bay window to the side aspect and radiator.

BEDROOM 3

11' 10" x 7' 4" (3.61m x 2.24m), with UPVC window to the rear aspect and radiator.

OUTSIDE

To the front of the property there is ample off road parking and to the side there is a path leading to the rear. To the rear of the property there is Detached Garage, sheds, outbuildings and store, lawned garden, paved seating areas and flowerbeds.

Please note that the photographs used in the marketing of this property were taken in 2021.

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

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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

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Ground Floor



First Floor



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Plan produced using PlanUp.

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