



## 661 Newark Road

Lincoln, LN6 8SA

**£775,000**

A rare opportunity to purchase an outstanding period family home located in this sought after position to the south of the historic Cathedral and University City of Lincoln. The property is immaculately presented throughout and has been extensively updated and extended by the current owners, offering excellent family living accommodation. The property offers many attractive period features with accommodation over three floors. One of the property's impressive feature is the fantastic open plan Living Kitchen with underfloor heating and aluminium double glazed bi-folding doors to the rear garden. Air-conditioning was fitted to the first and second floors and the annex in 2023. In more detail the living accommodation comprises of Main Reception Hall, Lounge, Sitting Room, Media Room, Shower Room, Utility Room, Open Plan Living Dining Kitchen, Rear Entrance Area, First Floor Galleried Landing leading to four spacious Bedrooms, Family Bathroom and Second Floor Landing leading to the Main Bedroom which includes a Dressing Room, En-suite Bathroom and Balcony/Roof Terrace providing superb views. There is the additional benefit of a self-contained Annex with accommodation to briefly comprise of Kitchen, Living and Sitting Area and Shower Room. Outside the property is situated in a lovely position within beautiful and mature grounds which we have been advised by the vendors extends to approximately 1/2 an acre. There is a private gated entrance leading to an extensive gravelled driveway with an EV charger point, larger than average Single Garage and large mature well-maintained rear garden with a further range of outbuildings. Viewing of the property is essential to appreciate this outstanding period family home.



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**SERVICES** - All mains services available. Gas fired central heating. Underfloor heating to the Open Plan Living Kitchen, Utility Room and En-suite Bathroom. Three zoned central heating. The Annex has an independent central heating system. Air-conditioning was installed to the first and second floors and the annex in 2023.

**EPC RATING** – C.

**TENURE** - Freehold.

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

**DIRECTIONS** - From Central Lincoln at the South Park roundabout continue onto St. Catherines and then onto Newark Road. At the crossroads continue along Newark Road, heading towards North Hykeham, passing Doddington Road and the property can be eventually located on the right hand side.

**LOCATION** - The property is situated in this sought after position to the south of the historic Cathedral and University City of Lincoln. The property is within close proximity to a wide range of amenities including Ruston Sports & Social Club, local superstores, primary and secondary schooling, The Forum shopping centre and doctors surgeries. Easy access to the A46, central Lincoln and further amenities within North Hykeham.



#### RECEPTION HALL

26' 5" x 6' 10" (8.05m x 2.08m) , with feature main entrance door, Cornice coving to ceiling, Karndean flooring, feature column radiator, under stairs storage area and stairs to the first floor galleried landing.

#### LOUNGE

17' 4" (into Bay) x 13' 10" (into Alcove) (5.28m x 4.22m) , with double glazed sash bay window to the front elevation, two feature column radiators, living flame gas fire, feature stone fireplace surround and tiled hearth, TV and Internet point, Cornice coving to ceiling and picture rail.

#### SITTING ROOM

14' 0" (into Alcove) x 13' 10" (plus Bay) (4.27m x 4.22m) , with double glazed sash bay windows to the front and side elevations, Oak wood flooring, three radiators, TV point, open fireplace and limestone fireplace surround, picture rail and Cornice coving to ceiling.



#### MEDIA ROOM

14' 1" (into Alcove) x 13' 10" (4.29m x 4.22m) , with two double glazed sash windows to the rear elevation, bespoke fitted units into alcove, Karndean flooring and inset spotlights.

#### UTILITY ROOM

17' 5" x 8' 3" (maximum narrowing to 6' 4") (5.31m x 2.51m (maximum narrowing to 1.93m)) , fitted with a wide range of base and wall units, plumbing for washing machine and space for tumble dryer, cupboard housing the Ideal logic gas central heating boiler, porcelain tiled floor with underfloor heating, further built-in tall storage cupboard and additional cupboard above, radiator, UPVC sash window to the front elevation and Velux skylight.



#### SHOWER ROOM

10' 0" x 5' 11" (3.05m x 1.8m) , with suite to comprise of fitted shower cubicle with slate part tiled surround, WC and wash hand basin, Karndean flooring, feature column and towel radiator, fitted units, inset spotlights and feature stained glass sash window to the side elevation.

#### DINING LIVING KITCHEN

26' 0" x 16' 1" (7.92m x 4.9m) , fitted with a wide range of high quality kitchen wall and base units with drawers, integrated appliances incorporating two AEG ovens, integral full height fridge freezer, AEG microwave, integral dishwasher and wine cooler, central island with solid oak worktop and 90cm Bosch induction hob, work surface with integrated sink unit, drainer and filter tap, three remote Velux skylights, inset spotlights, porcelain tiled floor with underfloor heating, UPVC sash window to the side elevation and aluminum double glazed Bi-folding doors to the rear garden.

#### REAR ENTRANCE AREA

7' 11" x 5' 7" (2.41m x 1.7m) , with aluminum double glazed door to the rear garden, Velux skylight, inset spotlights and porcelain tiled floor with underfloor heating.





#### **FIRST FLOOR GALLERIED LANDING**

28' 4" x 6' 9" (8.64m x 2.06m) , with feature sash window to the side elevation, Cornice coving to ceiling and column radiator.

#### **BEDROOM**

14' 7" x 13' 11" (into Alcove) (4.44m x 4.24m) , with double glazed sash window to the front elevation, two side sash windows, Cornice coving to ceiling and radiator.

#### **BEDROOM**

13' 11" (into Alcove) x 13' 10" (4.24m x 4.22m) , with double glazed sash windows to the front and side elevations, Cornice coving to ceiling and radiator.

#### **BEDROOM**

13' 11" x 12' 0" (4.24m x 3.66m) , with double glazed sash window to the rear elevation, coving to ceiling, radiator and feature fireplace.

#### **BEDROOM**

14' 11" x 7' 11" (4.55m x 2.41m) , with double glazed sash window to the side elevation, coving to ceiling and radiator.

#### **FAMILY BATHROOM**

14' 0" (maximum) x 7' 7" (4.27m x 2.31m) , with suite to comprise of bath, large walk-in shower area, feature wash basin and WC, airing cupboard incorporating a hot water cylinder, Karndean flooring, coving to ceiling, feature column towel radiator, extractor fan and double glazed sash window to the rear elevation.



#### **SECOND FLOOR LANDING**

#### **MAIN BEDROOM**

19' 7" x 16' 6" maximum (5.97m x 5.03m) , with radiator and an impressive feature glazed sun area which leads out via double glazed double doors to the balcony/roof terrace with impressive views.

#### **DRESSING ROOM**

11' 3" x 5' 10" (3.43m x 1.78m) , with fitted cupboards and drawers, lighting and radiator.

#### **EN-SUITE BATHROOM**

15' 7" x 5' 11" (4.75m x 1.8m) , with impressive roll top bath and large walk-in shower area, column and towel radiator, Karndean flooring with underfloor heating, his and her wash hand basin with vanity units below and four Velux skylights.



#### **SELF-CONTAINED ANNEXE ACCOMMODATION**

#### **LIVING AREA**

17' 7" x 10' 0" (5.36m x 3.05m) , with a range of wall lights, spotlights, vinyl laminate flooring, two radiators and UPVC double glazed sliding patio door to the rear garden.

#### **SITTING AREA**

11' 4" x 6' 7" (3.45m x 2.01m) , with UPVC window, radiator, Internet point and vinyl laminate flooring.





## KITCHEN

11' 4" x 6' 6" (3.45m x 1.98m) , fitted with a range of wall, base units and drawers with work surfaces over, cupboard housing the Ideal logic gas central heating, 1 1/2 bowl sink unit and drainer, part tiled surround, radiator, fitted oven and hob and UPVC window to the side elevation.

## SHOWER ROOM

With suite to comprise of fitted shower area, WC and wash hand basin, Travertine tiled surround, towel radiator and UPVC window to the side elevation.

## OUTSIDE

The property is situated in an excellent position with a private gated entrance leading to an extensive gravelled driveway/hardstanding area with turning points, shaped lawned area, a wide variety of flowerbeds, shrubs, borders and mature trees. We have been advised by the vendors that the extent of the land on which the property is located is approximately 1/2 an acre. There is a range of outside power points and lighting, hot and cold outside taps. Extensive lawned rear garden with patio area, a wide variety of flowerbeds, shrubs, mature trees and fruit trees. There is a range of outbuildings, one of which is currently being used as a gym, a greenhouse, an additional brick outbuilding, an outside bathroom, hot and cold outside taps and log store. There is also an additional bin storage area.

## GARAGE

18' 3" x 11' 9" (5.56m x 3.58m) , with electric up and over door, side entrance door, light and power.

## OUTBUILDING (CURRENTLY BEING USED AS A GYM)

18' 1" x 8' 1" (5.51m x 2.46m) , with three windows, lighting and power.

## BRICK OUTBUILDING

13' 9" x 9' 11" (4.19m x 3.02m) , with double doors.

## OUTSIDE BATHROOM

With bath with shower over.

### WEBSITE

Our details website show 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

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.

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 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 give notice that:

1. The details 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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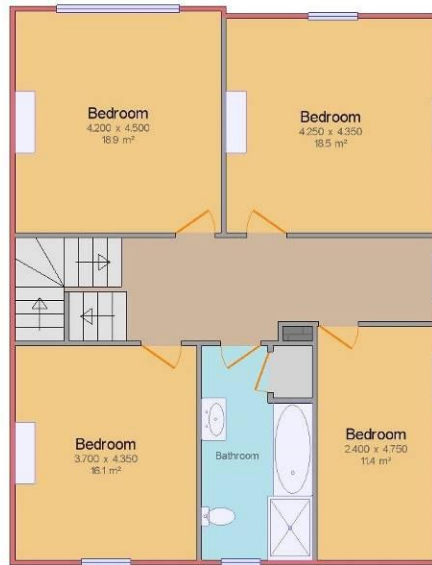




**Ground Floor**  
Gross internal area: 1452 m<sup>2</sup> (1563.0 ft<sup>2</sup>)



**First Floor**  
Gross internal area: 947 m<sup>2</sup> (1019.2 ft<sup>2</sup>)



**Second Floor**  
Gross internal area: 509 m<sup>2</sup> (547.6 ft<sup>2</sup>)



**Out Buildings (Annex & Garage)**  
Gross internal area: 174 m<sup>2</sup> (1864.0 ft<sup>2</sup>)



TOTAL FLOOR AREA OF HOUSE – 290.8 SQM (3130 FT<sup>2</sup>)  
TOTAL FLOOR AREA OF ALL BUILDINGS – 365.8 SQM (3928 FT<sup>2</sup>)  
Please note that the figures above are based on the illustrative design of the floorplan and should not be used for RICS measurement purposes

