



**Sinderson House, 1 Sinderson Meadows,  
South Hykeham  
Lincoln, LN6 9NY**

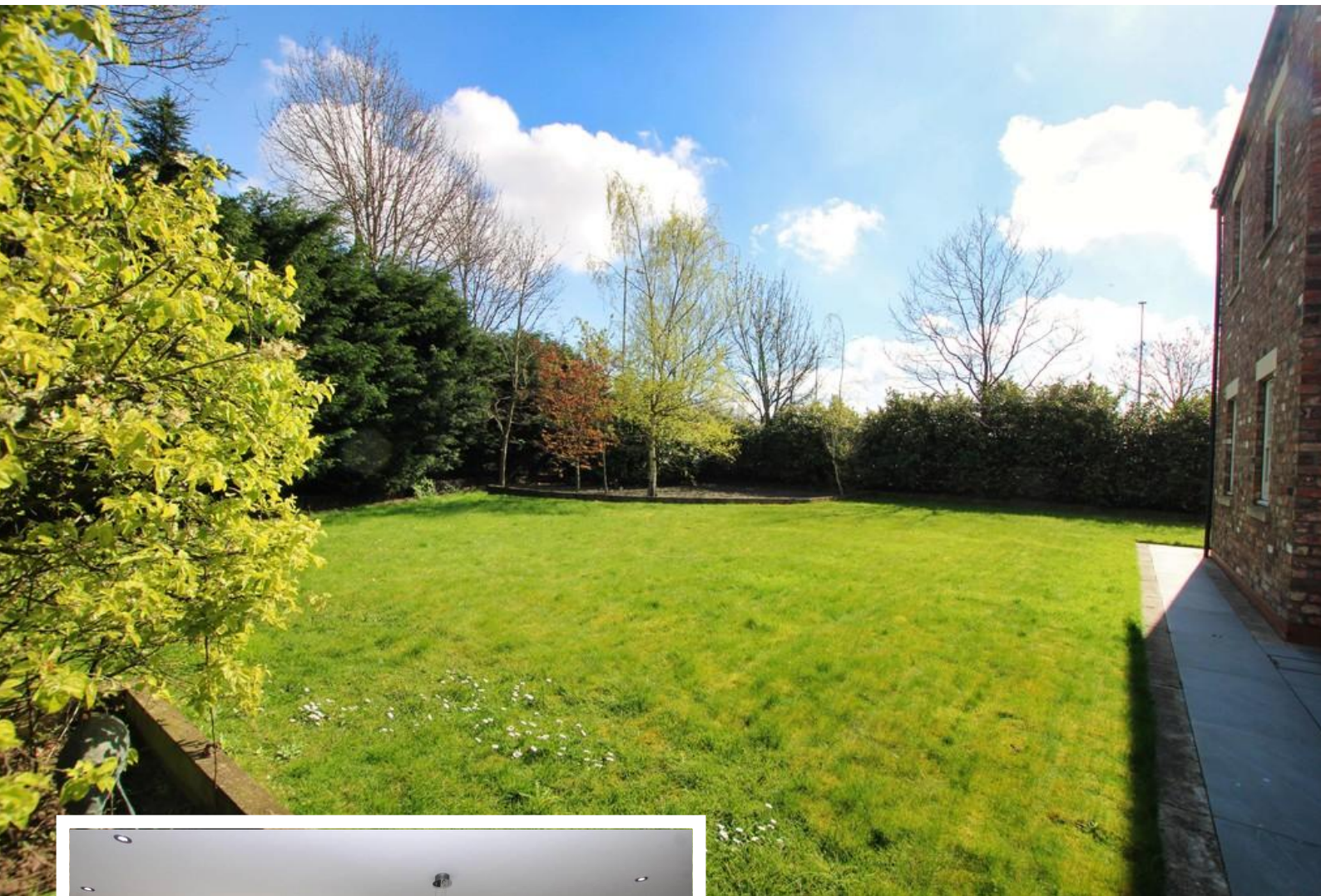


Book a Viewing!

**£695,000**

A beautiful example of a well-presented six bedroom detached executive family home, positioned on this private gated development of Sinderson Meadows in South Hykeham. The property is close to a wide range of local facilities including all amenities in the City Centre and North Hykeham and close to a mainline train station. The property benefits from having modern spacious living accommodation which has been greatly improved by the current owners, offering Feature Reception Hallway, Lounge, Study, Sitting Room, modern fitted Kitchen with a range of integral appliances and Orangery to the side, Dining Room, Utility Room, Understairs WC and a feature split staircase rising to First Floor Galleried Landing giving access to six well-appointed Bedrooms, Master having a luxury En-Suite Shower Room, two further En-Suite Shower Rooms and a Family Bathroom. Outside the property is approached by a block paved driveway providing off-street parking for many vehicles and giving vehicular access to the detached double garage. To the rear of the property there is an extensive lawned garden, mature shrubs, trees, flowerbeds and a paved seating area.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – G**

**LOCAL AUTHORITY – North Kesteven District Council.**

**TENURE - Freehold.**

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

**LOCATION**

The property is well located within the popular residential area of South Hykeham which is located South of Lincoln and North Hykeham. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.





## ACCOMMODATION

### RECEPTION HALL

19' 7" x 15' 6" (5.97m x 4.73m), with two UPVC windows and door to the front aspect, tiled flooring with underfloor heating, decorative coving, feature staircase rising to a split-level Galleried Landing, double doors to the Lounge and doors to the Sitting Room, Study and Understairs WC.

### LOUNGE

19' 3" x 23' 3" (5.87m x 7.11m), with double glazed windows to the front and rear aspects, feature fireplace with log burner, decorative coving, ceiling rose and underfloor heating.

### STUDY

19' 7" x 15' 6" (5.97m x 4.73m), with two UPVC windows to the front aspect, decorative coving, ceiling rose, open feature fireplace with log burner and underfloor heating.

### SITTING ROOM

13' 3" x 7' 1" (4.04m x 2.16m), with UPVC window to the rear aspect, laminate flooring with underfloor heating and decorative coving to the ceiling.

### WC

With WC, wash hand basin and underfloor heating.

### KITCHEN

17' 6" x 18' 7" (5.35m x 5.68m), with UPVC windows to the side aspects, doors leading to the Utility Room and Dining Room, tiled flooring with underfloor heating, fitted with a range of modern base units and drawers with granite work surfaces over, sink and drainer with mixer tap and hot water dispenser, further kettle hot water dispenser tap within the centre island, fitted wine cooler, spaces for Range cooker and American-style fridge freezer, integral dishwasher, wall-mounted cupboards with complementary splashbacks, LED spotlights to the ceiling, coving to ceiling and leading in the Orangery.

### ORANGERY

10' 8" x 9' 1" (3.26m x 2.77m), with UPVC windows and door to the rear garden and tiled flooring with underfloor heating.

### DINING ROOM

16' 8" x 12' 2" (5.09m x 3.72m), with tiled flooring with underfloor heating, double glazed UPVC windows to the rear garden, double UPVC doors to the paved seating area, decorative coving to ceiling, LED spotlights and space for a dining table.

### UTILITY ROOM

5' 1" x 8' 3" (1.57m x 2.52m), with UPVC window to the side aspect, UPVC door to the rear aspect, tiled flooring, wooden work surface with composite sink and drainer with mixer tap, spaces for a washing machine and tumble dryer, wall-mounted gas central heating boiler and underfloor heating.

### FIRST FLOOR SPLIT-LEVEL GALLERIED LANDING

With doors to six Bedrooms and Bathroom.





#### BEDROOM 1

16' 9" x 21' 11" (5.11m x 6.70m), with UPVC windows to the rear and side aspects, range of fitted wardrobes, radiators, decorative coving to the ceiling and door to the En-Suite Shower Room.

#### EN-SUITE

9' 2" x 9' 0" (2.81m x 2.76m), with tiled flooring, his-and-hers sinks with mixer taps, part-tiled walls, WC, wash hand basin, shower cubicle with part-tiled walls, extractor fan and freestanding bath.

#### BATHROOM

8' 11" x 8' 8" (2.74m x 2.65 m), with UPVC window to the side aspect, suite to comprise of bath, separate shower, WC, wash hand basin and bidet, tiled flooring, part-tiled walls, chrome towel radiators and LED spotlights to the ceiling.



#### BEDROOM 2

17' 6" x 10' 2" (5.34m x 3.10m), with two UPVC windows to the front aspect, radiator, fitted wardrobes and door to the En-Suite Shower Room.

#### EN-SUITE SHOWER ROOM

9' 6" x 3' 7" (2.91m x 1.11m), with shower cubicle, WC, wash hand basin, radiator, tiled flooring and part-tiled walls.

#### BEDROOM 3

18' 0" x 9' 0" (5.50m x 2.76m), with two UPVC windows to the front aspect, fitted wardrobes, radiator and door to the En-Suite.



#### EN-SUITE

9' 0" x 4' 5" (2.76m x 1.37m), with suite to comprise of shower, WC and wash hand basin, radiator, part-tiled walls and tiled floor.

#### BEDROOM 4

13' 4" x 10' 7" (4.07m x 3.23m), with three UPVC windows to the front aspect, fitted wardrobes and radiator.

#### BEDROOM 5

14' 9" x 7' 2" (4.51m x 2.20m), with UPVC window to the rear aspect, radiator, door to the En-Suite Shower Room and fitted wardrobes.

#### BEDROOM 6

12' 2" x 7' 9" (3.72m x 2.38m), with UPVC window to the rear aspect and radiator.

#### DOUBLE GARAGE

18' 2" x 15' 8" (5.54m x 4.78m), with two up and over doors to the front aspect, power and lighting.

#### OUTSIDE

To the front of the property is a gated development with intercom units for access, leading into a private block paved driveway providing off-street parking for many vehicles and giving vehicular access to the detached double garage. To the rear of the property there is a lawned garden, paved seating area, mature shrubs and trees.





#### 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 [mumdys.net](http://mumdys.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

SJBs & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 and J Walter 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.

Coverings 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.

Mundy's Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundy's 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.

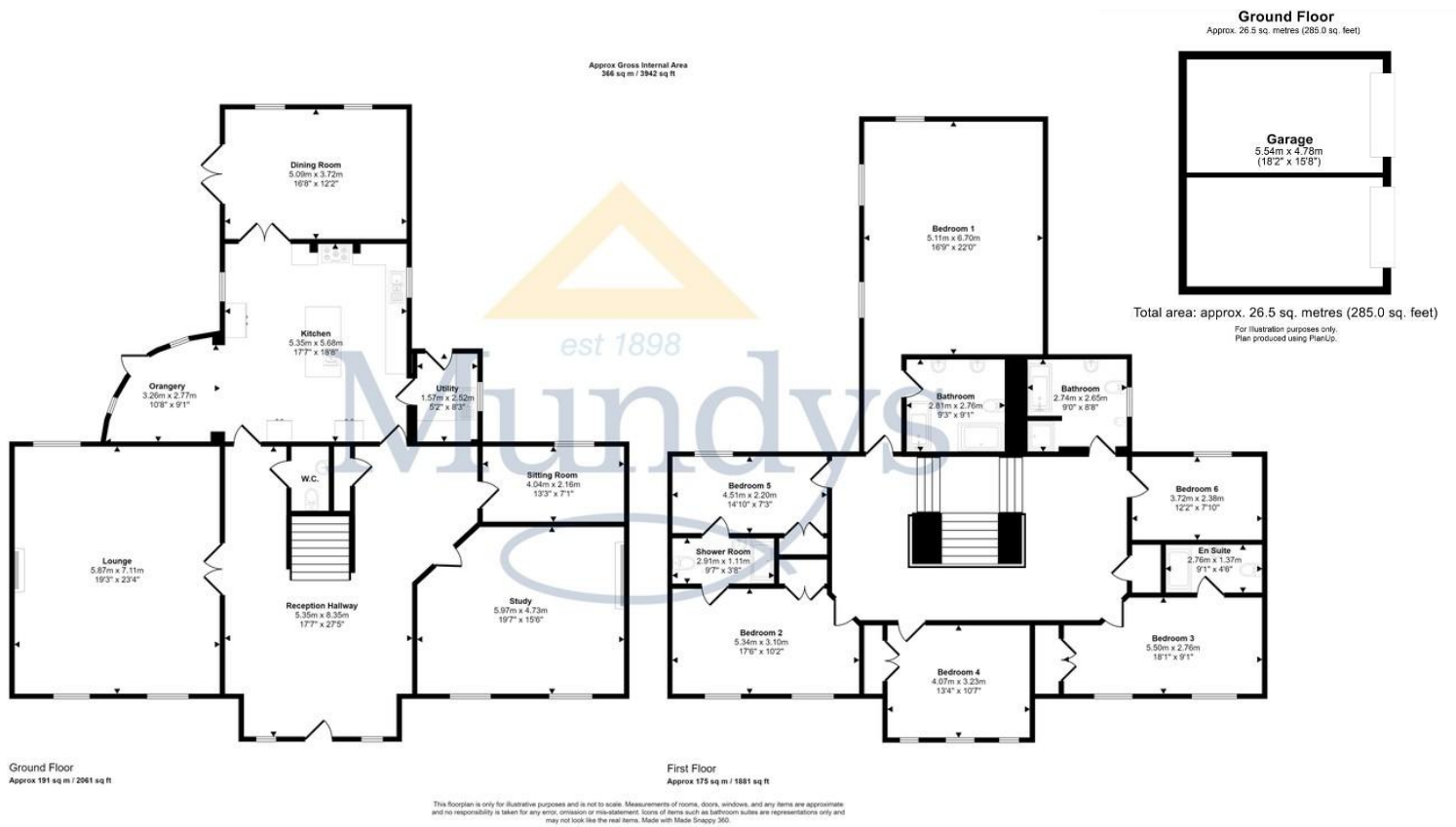
#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy 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 Mundy has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundy is the trading name of Mundy's Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

[www.mundys.net](http://www.mundys.net)