



**6 Wood Lane, South Hykeham,  
Lincoln, LN6 9NL**



Book a Viewing!

**£865,000**

Located in a picturesque and private location within the ever popular South Hykeham, an impressive and executive 5 bedroom detached family home, situated in a plot of approximately 0.75 acres (sts), with the addition of a self contained 1 bedroom annex. The spacious accommodation on offer in the main residence comprises of grand Entrance Hall, Lounge, Dining Room, Sitting Room, Study/Gym, Conservatory, Cloakroom/WC, fitted Kitchen, open plan Living/Dining Area, Utility Room, Boiler Room and a galleried First Floor Landing leading to the Master Bedroom suite with vaulted ceiling, Juliet Balcony, Dressing Room and luxury En-Suite Bathroom, four further double Bedrooms, Bedroom 2 with En-Suite Shower Room and luxury Family Bathroom. Outside is a sweeping in and out driveway, a carport, a triple garage with electric vehicle charger, workshop and outside WC. There are beautifully maintained and landscaped gardens to the front and rear. PART EXCHANGE CONSIDERED WITHIN LINCOLNSHIRE.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**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.





#### ENTRANCE HALL

A grand entrance hall with feature oak staircase rising to the first floor, double storage cupboard and underfloor heating.

#### LOUNGE

16' 7" x 12' 4" (5.08m x 3.78m) With double glazed window to the front aspect and underfloor heating.

#### SITTING ROOM

17' 3" x 14' 2" (5.28m x 4.32m) With double glazed bay window to the front aspect, double glazed window to the side aspect, log burner set within a decorative feature fireplace, wood effect flooring with underfloor heating and spotlights.



#### GYM/STUDY

14' 2" x 7' 11" (4.32m x 2.43m) With double glazed window to the side aspect and underfloor heating.

#### DINING ROOM

14' 0" (4.283.25m) With double glazed window to the rear aspect, double doors to the conservatory and underfloor heating.

#### CONSERVATORY

14' 9" x 14' 2" (4.52m x 4.32m) With double glazed French doors to the garden and tiled flooring with underfloor heating.



#### CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity unit, tiled flooring and splashbacks, radiator and double glazed window to the side aspect.

#### KITCHEN

14' 9" x 11' 7" (4.51m x 3.55m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl under mount sink with side drainer and mixer tap over, Quooker tap, water softener, spaces for American fridge freezer and dishwasher, eye level Neff electric oven, 5 ring Neff hob with extractor fan over, tiled flooring with underfloor heating, under cabinet lights, spotlights and double glazed window to the rear aspect.

#### OPEN PLAN LIVING DINING AREA

22' 2 (max)" x 17' 7 (max)" (6.76m x 5.36m) With double glazed Bifold doors onto the rear garden, stable door to the side and tiled flooring with underfloor heating.



#### UTILITY ROOM

With wall units, spaces for washing machine and tumble dryer, tiled flooring with underfloor heating and door to the side.

#### BOILER ROOM

With stainless steel sink with side drainer and mixer tap over, wall mounted gas fired central heating boiler and double glazed window to the side aspect.

#### GALLERIED LANDING

With double glazed bay window to the front aspect, storage room and radiator.



#### **BEDROOM 1**

18' 6" x 17' 7" (5.64m x 5.37m) With entrance area with storage cupboard, double glazed Juliet balcony giving fantastic views of the garden, double glazed window to the side aspect, impressive vaulted ceiling with ceiling fan, air conditioning unit and two radiators.

#### **DRESSING ROOM**

11' 10" x 7' 8" (3.62m x 2.34m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

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

10' 3" x 7' 2" (3.14m x 2.19m) Fitted with a luxurious four piece suite comprising of jacuzzi bath, shower cubicle, close coupled WC and wash hand basin on a vanity unit, chrome towel radiator, tiled walls and flooring, spotlights and double glazed window to the side aspect.



#### **BEDROOM 2**

17' 4" x 14' 2" (5.29m x 4.33m) Fitted with a range of bedroom furniture including wardrobes and over bed storage, double glazed window to the front aspect, air conditioning unit and two radiators.

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

7' 0" x 4' 7" (2.14m x 1.4tm) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled walls and flooring and double glazed window to the side aspect.



#### **BEDROOM 3**

15' 2" x 10' 8" (4.64m x 3.26m) With fitted wardrobes, double glazed window to the rear aspect, air conditioning unit and radiator.

#### **BEDROOM 4**

11' 9" x 14' 2" (3.59m x 4.32 m) With fitted wardrobes, double glazed window to the front aspect and radiator.

#### **BEDROOM 5**

With fitted desks and storage, storage cupboard, double glazed window to the side aspect and radiator.

#### **LUXURY FAMILY BATHROOM**

11' 8" x 7' 0" (3.58m x 2.14m) Fitted with a luxurious four piece suite comprising of panelled bath, shower cubicle, close coupled WC and wash hand basin on a vanity unit, chrome towel radiator, tiled walls and flooring, spotlights and double glazed window to the rear aspect.



#### **TRIPLE GARAGE**

29' 3 (max)" x 20' 1 (max)" (8.92m x 6.12m) With three electric up and over doors, wall mounted gas fired central heating boiler supplying the annex, electric vehicle charging point, storage cupboard and light and power.

#### **WORKSHOP**

16' 0 (max)" x 14' 7 (max)" (4.88m x 4.44m) With personal door to garage, double glazed window to the rear aspect and light and power.





**OUTSIDE WC**  
With close coupled WC, wall mounted wash hand basin and tiled flooring.

### **ANNEX**

**HALL**  
With staircase to the first floor annex, radiator and Velux window.

**FIRST FLOOR LANDING**  
With radiator and Velux window.

**LOUNGE/DINER**  
15' 9" x 11' 3" (4.82m x 3.44m) With double glazed window to the front aspect and radiator.



**KITCHEN**  
6' 0" x 5' 7" (1.84m x 1.72m) Fitted with base units with work surfaces over, space for cooker with extractor fan over, stainless steel 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks and Velux window.

**BEDROOM**  
19' 4 (max)" x 12' 10 (max)" (5.89m x 3.91m) With double glazed window to the front aspect and radiator.

**SHOWER ROOM**  
5' 10" x 5' 8" (1.78m x 1.74m) Fitted with a three piece suite comprising of shower cubicle with electric shower, close coupled WC and pedestal wash hand basin, tiled splashbacks and Velux window.



**GROUPS**  
The property sits on a plot of approximately 0.75 acres (STS). To the front there is a lawned garden and a sweeping "in and out" driveway providing ample off street parking for multiple vehicles and access to the triple garage and car port. To the rear of the property there is a large enclosed landscaped rear garden, laid mainly to lawn with areas of patio, mature trees, hot tub, wood store and three sheds.

### **PART EXCHANGE CONSIDERED WITHIN LINCOLNSHIRE**

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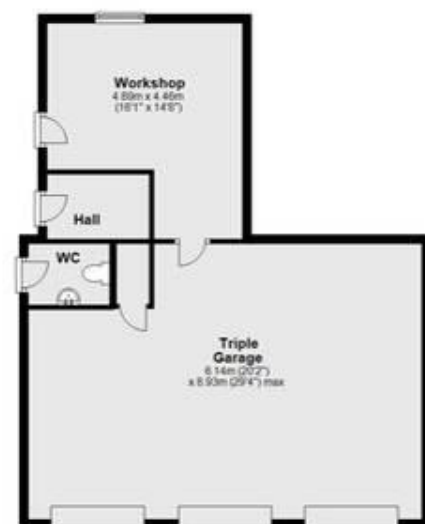
**NOTE**  
1. None of the services or equipment have been checked or tested.  
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**  
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1. These 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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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.

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