



**253 Lincoln Road**

North Hykeham, Lincoln, LN6 8NH



Book a Viewing!

**£224,950**

A spacious three bedroom detached house situated in a non estate position within the heart of North Hykeham. The well-presented accommodation comprises of Hall, Lounge, Dining Room, Sitting Room, Breakfast Kitchen, Utility Room, Cloakroom/WC and a First Floor Landing leading to three double Bedrooms, Family Bathroom and a Study. Outside there is a lawned front garden, driveway for multiple vehicles and an enclosed rear garden. Viewing is highly recommended. NO CHAIN.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C.

**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 North Hykeham which is located South West of Lincoln. 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.





#### HALL

With staircase to the first floor, double glazed windows to the side aspects and radiator.

#### LOUNGE

12' 4" x 12' 0" (3.78m x 3.66m) With double glazed window to the front aspect, feature fireplace with side cupboards and radiator.

#### DINING ROOM

With double glazed window and French doors to the rear aspect and radiator.

#### SITTING ROOM

12' 0" x 9' 10" (3.66m x 3.47m) With double glazed window to the front aspect, feature brick fireplace and radiator.



#### KITCHEN/BREAKFAST ROOM

18' 9" x 11' 4" (5.72m x 3.47m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for cooker and washing machine, tiled flooring, tiled splashbacks, radiator and double glazed window to the side aspect.

#### UTILITY ROOM

11' 4" x 8' 6" (3.47m x 2.60m) Fitted with base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, space for washing machine, tiled flooring, tiled splashbacks, radiator, double glazed windows to the side and rear aspects and a door to the garden.



#### BOILER ROOM

With wall mounted gas fired central heating boiler and tiled flooring.

#### CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled flooring and double glazed window to the rear aspect.

#### FIRST FLOOR LANDING

#### BEDROOM 1

12' 7" x 12' 0" (3.84m x 3.68m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

#### BEDROOM 2

12' 0" x 11' 6" (3.68m x 3.53m) With double glazed window to the front aspect, fitted wardrobe, drawers and dressing table and radiator.

#### BEDROOM 3

10' 3" x 9' 1" (3.14m x 2.78m) With double glazed window to the rear aspect and radiator.

#### BATHROOM

11' 6" x 9' 1" (3.53m x 2.78m) Fitted with a three piece suite comprising of panelled bath with shower over with glass shower screen, close coupled WC and wash hand basin in a vanity style unit, airing cupboard, tiled splashbacks, laminate flooring, towel radiator and double glazed window to the rear aspect.





**STUDY**  
9' 1" x 5' 5" (2.78m x 1.66m) With double glazed window to the rear aspect and radiator.

**OUTSIDE**  
To the front of the property there is a lawned garden behind a low level wall with a driveway providing off street parking for multiple vehicles. To the rear there is a low maintenance enclosed gravelled garden with a patio seating area.

**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**  
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**  
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 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.

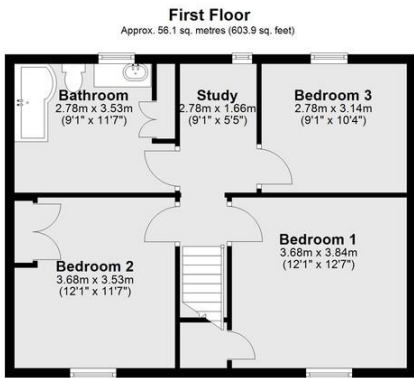
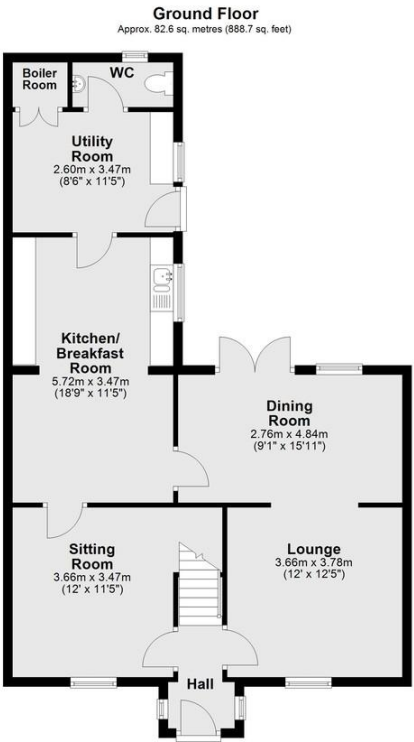
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

- 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**  
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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Total area: approx. 138.7 sq. metres (1492.6 sq. feet)

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

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

