



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



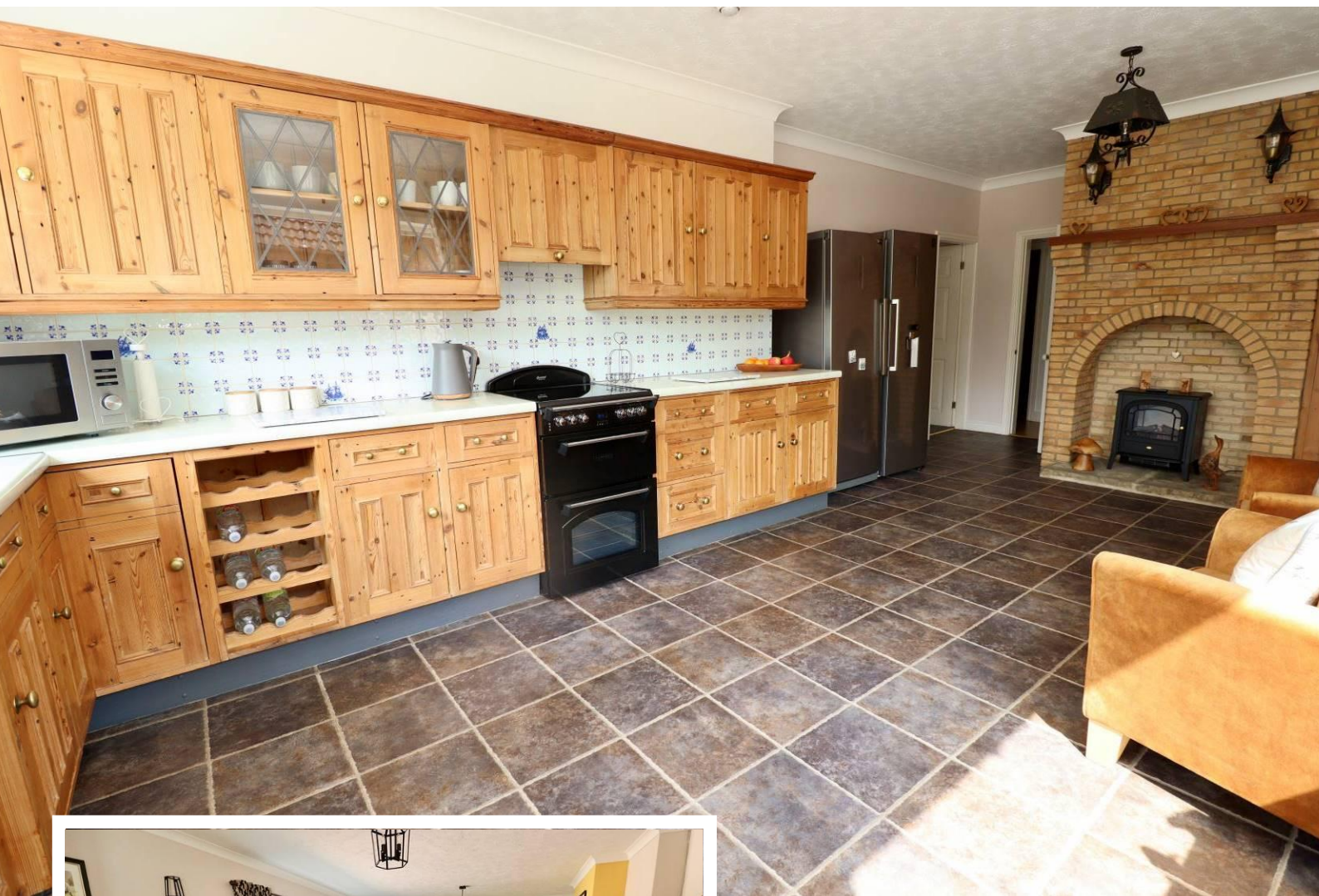
[Book a Viewing!](#)

OFFERS IN THE REGION OF £585,000

Tucked away in a peaceful and private position within the sought-after village of South Hykeham, this substantial and highly versatile property offers exceptional living space, including a fully self-contained and generously proportioned one-bedroom annex—perfect for multi-generational living, guests, or potential rental income. Set on a beautifully maintained plot of approximately 0.45 acres, the main residence is a spacious three-bedroom detached bungalow featuring an inviting entrance hall, lounge, dining room with an impressive Inglenook fireplace, well-appointed kitchen/breakfast room, utility/boot room, two family bathrooms, and three double bedrooms, including a master with dressing room (formerly a fourth bedroom). The annex is accessed separately and comprises its own entrance hall, lounge, kitchen/diner, double bedroom, and bathroom—offering complete independence while remaining seamlessly connected to the main home. Externally, the property continues to impress with a formal enclosed courtyard garden, additional lawned areas, a gravelled driveway, double garage, detached home office ideal for remote working, and a paddock that backs onto tranquil wood land. Combining space, flexibility, and privacy in a highly desirable location, this outstanding home must be viewed to fully appreciate the lifestyle and accommodation on offer.



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SERVICES

Mains electricity, water and drainage. Oil Central Heating in the House and Gas Central Heating in the Annex. New oil boiler added 2025.

EPC RATING – E.

COUNCIL TAX BAND – D.

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

With radiator.

KITCHEN/BREAKFAST ROOM

24' 9" x 20' 6" (7.55m x 6.27m) Fitted with a range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, space for cooker, tiled splashbacks, electric stove in a brick fireplace, radiator and double glazed windows to the front and side aspects.

UTILITY/BOOT ROOM

13' 7" x 8' 3" (4.16m x 2.52m) Fitted with base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, tiled flooring and splashbacks, radiator and double glazed window to the front aspect.



LOUNGE

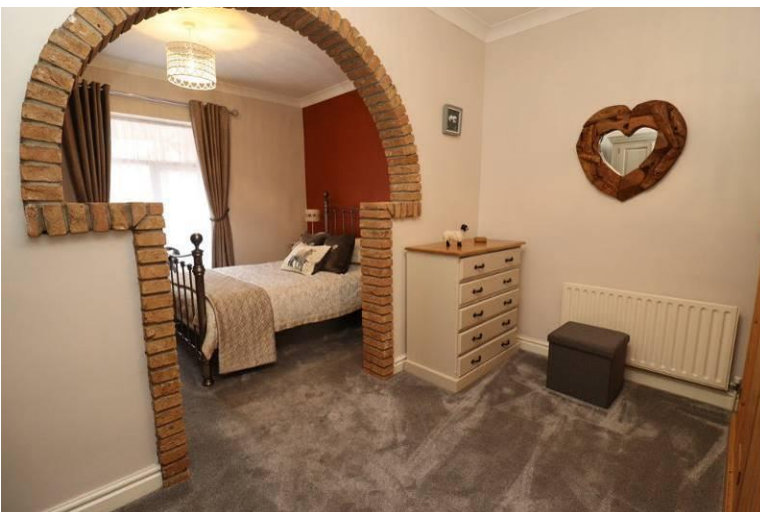
25' 1" x 16' 3" (7.66m x 4.97m) With double glazed window to the side aspect, open fire set within a decorative fireplace and radiator.

DINING ROOM

25' 1" x 16' 4" (7.67m x 5.00m) With impressive feature Inglenook fireplace with log burner inset, double glazed French doors to the garden, double glazed window to the side aspect, oak flooring and radiator.

HALL

With oak flooring and radiator.



BEDROOM 1

11' 11" x 8' 10" (3.65m x 2.70m) With double glazed window to the side aspect and radiator.

DRESSING ROOM

12' 0" x 7' 7" (3.67m x 2.33m) Formerly a bedroom, with radiator.

BEDROOM 2

11' 11" x 10' 10" (3.65m x 3.31m) With double glazed window to the side aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of p-shape panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled walls and chrome towel radiator.



BEDROOM 3 / SUN ROOM

13' 8" x 9' 0" (4.18m x 2.76m) With double glazed sliding patio doors to the rear courtyard and radiator.

BATHROOM

Fitted with a three piece suite comprising of freestanding roll top bath, close coupled WC and pedestal wash hand basin, part tiled walls, chrome towel radiator and double glazed window to the rear aspect.



ANNEX

HALL

With radiator.

LOUNGE

20' 2" x 16' 0" (6.16m x 4.89m) With double glazed windows to the front and side aspects, gas fire set within a feature fireplace and two radiators.

KITCHEN/DINER

20' 0" x 17' 7" (6.10m x 5.36m) Fitted with a range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan, spaces for washing machine and fridge freezer, cupboard housing the central heating boiler, tiled splashbacks, laminate flooring, two radiators, spotlights, double glazed window to the rear aspect and double glazed French doors to the courtyard.

BEDROOM

13' 6" x 12' 9" (4.13m x 3.90m) With large built-in wardrobe, double glazed window to the rear aspect and radiator.

BATHROOM

With freestanding roll top bath, close coupled WC and pedestal wash hand basin, part tiled walls, towel radiator and double glazed window to the rear aspect.



OUTSIDE

The property sits in a tucked away position on a plot of approximately 0.45 acres. There is a gated gravelled driveway providing ample off street parking for multiple vehicles, access to the garage and to the paddock. To the rear of the property there is an enclosed block paved courtyard, accessible from the bungalow and the annex. There is a further area of block paved and lawned garden to the front of the annex with flower beds and garden shed. There is an additional lawned paddock backing onto woodland.

HOME OFFICE

18' 5" x 11' 10" (5.63m x 3.63m) Ideal for home working, with double glazed sliding patio doors to the rear garden and radiator.

DOUBLE GARAGE

23' 9 (max)" x 21' 11 (max)" (7.24m x 6.68m) With electric up and over door to the front, double glazed window to the side aspect, central heating boiler, light and power.





WEBSITE
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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.

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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.

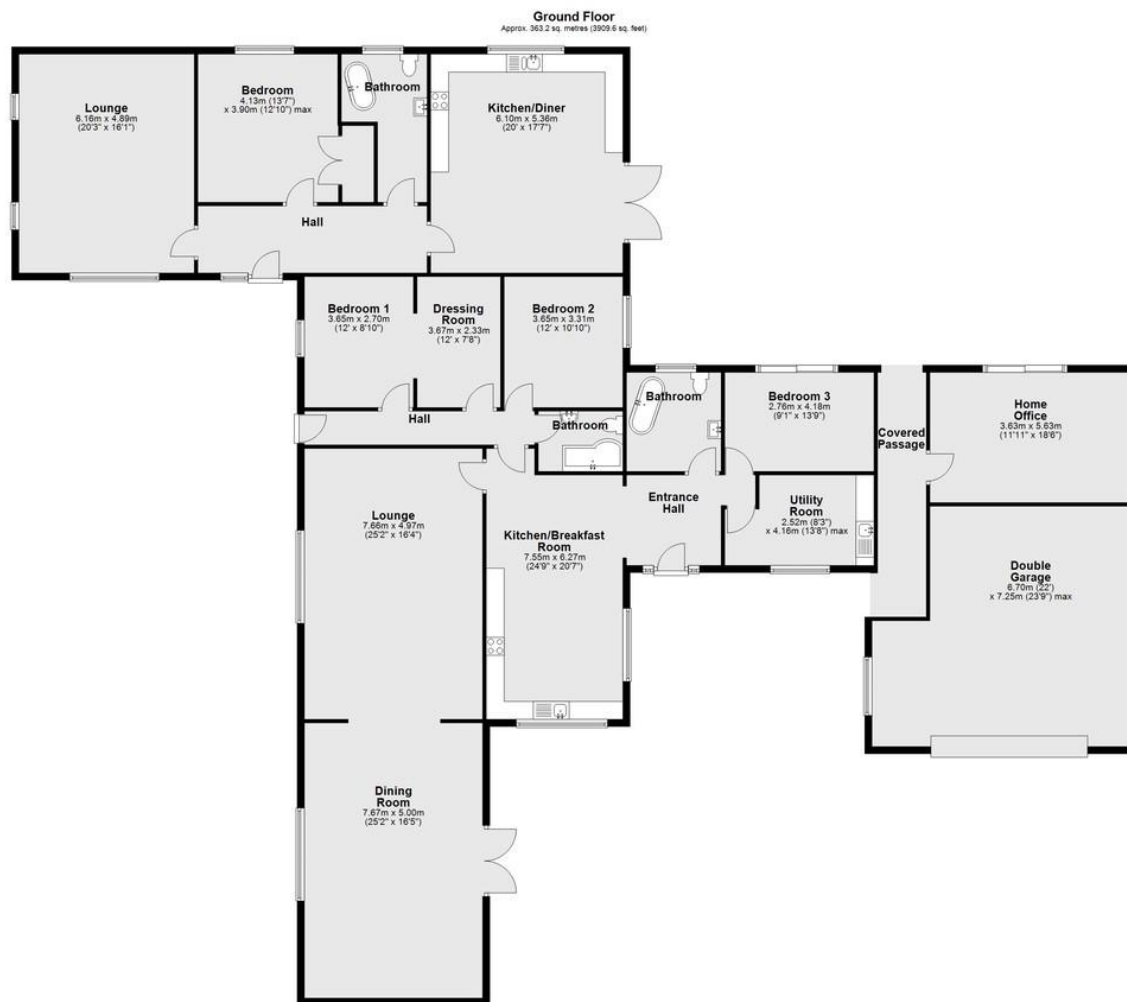
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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
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 given notice that:

- 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.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 363.2 sq. metres (3909.6 sq. feet)



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 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.

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