



**8 Chapel Lane, North Hykeham,  
Lincoln, LN6 9QZ**



**Book a Viewing!**

**£365,000**

Situated in the heart of the village of North Hykeham, a Three Bedroom Character Cottage, refurbished to the highest of standards. The immaculate and stylish accommodation has been thoughtfully refurbished to incorporate the period features whilst bringing it up to a modern specification. The beautiful accommodation comprises of Entrance Hall, Utility Room, refitted Shower Room, Farmhouse Style Kitchen/Diner, Reception Hallway, Lounge and Snug. To the First Floor there are three spacious Bedrooms and a luxurious refitted four piece Bathroom. Outside there is a large gravelled driveway, a detached garage and well maintained front and rear gardens. Viewing of this stunning cottage is highly recommended to appreciate the standard of accommodation on offer. The property is being sold with No Onward Chain.



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#### **SERVICES**

All mains services available. Gas central heating (new boiler 2019). Windows refitted 2020.

**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.



## ACCOMMODATION

### ENTRANCE HALL

With main entrance door, tiled flooring, double glazed window to the front aspect, radiator and spotlights.

### UTILITY ROOM

With spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler and tiled flooring.

### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin on a vanity stand, part tiled walls, dual fuel towel radiator, wood laminate flooring and double glazed window to the rear aspect.

### KITCHEN/DINER

16' 0" x 10' 5" (4.89m x 3.20m) Refitted with a high specification farmhouse style kitchen with a range of base units with work surfaces over, Belfast sink with side drainer and mixer tap over, Range cooker, integrated fridge and dishwasher, decorative fireplace, tiled flooring, radiator, spotlights and three double glazed windows to the front and rear aspects.

### RECEPTION HALL

19' 4" x 6' 7" (5.90m x 2.02m) With double glazed French doors to the rear garden, double glazed windows to the front and side aspect, wooden flooring and two radiators.

### SNUG

14' 5" x 14' 3" (4.40m x 4.35m) With door to staircase leading to the first floor, under stairs storage cupboard, double glazed windows to the front and rear aspects, log burner set within a feature fireplace, exposed stone wall, beams to the ceiling and radiator.

### HALL

With double glazed window to the front aspect and solid wooden flooring.

### LOUNGE

14' 0" x 11' 5" (4.29m x 3.49m) With double glazed windows to the front and rear aspects, log burner set within a feature fireplace, exposed stone wall, beams to the ceiling, solid wooden flooring and radiator.

### FIRST FLOOR LANDING

With double glazed window to the front aspect and wooden flooring.





#### BEDROOM 1

15' 6" x 12' 5" (4.73m x 3.80m) With double glazed windows to the front and rear aspects, wooden flooring and radiator.

#### BEDROOM 2

11' 8" x 11' 1" (3.58m x 3.40m) With double glazed window to the rear aspects, cast iron fireplace, wooden flooring and radiator.

#### BEDROOM 3

11' 1" x 7' 1" (3.38m x 2.17m) With two double glazed windows to the side aspects and radiator.



#### LUXURY BATHROOM

Refitted in 2025 with a luxurious four piece suite comprising of soaking bathtub, walk in shower cubicle, close coupled WC and wash hand basin on a vanity stand with heated mirror above, part tiled walls, towel radiator, laminate flooring with underfloor heating, spotlights and double glazed window to the front aspect.

#### OUTSIDE

To the front of the property is a large gravelled driveway providing off street parking for multiple vehicles and access to the garage. The generous garage has double doors to the front, personnel door to the side, light and power. There is an enclosed lawned garden and courtyard to the front. To the rear there is an enclosed garden with a paved seating area, lawned garden, raised patio area and flowerbeds.





#### 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 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.

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 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 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.
2. 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.

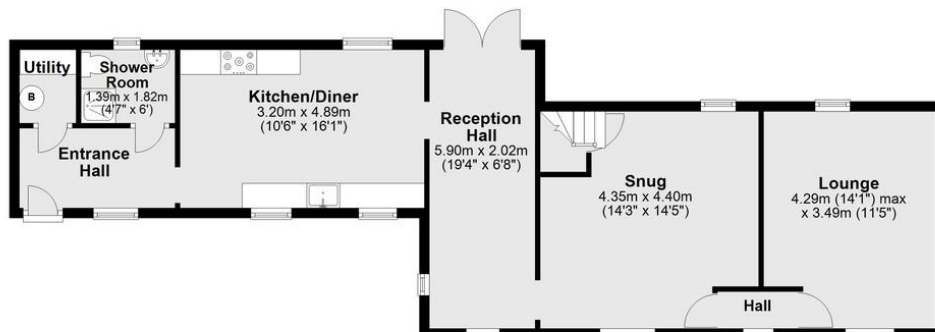
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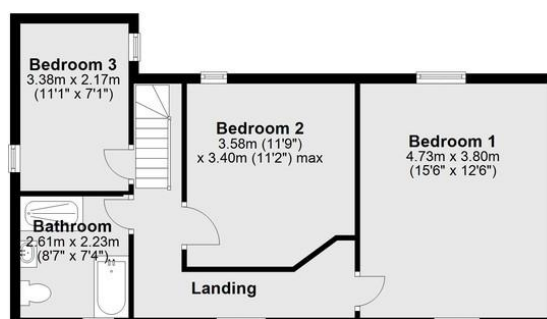
### Ground Floor

Approx. 71.8 sq. metres (772.4 sq. feet)



### First Floor

Approx. 53.4 sq. metres (575.3 sq. feet)



Total area: approx. 125.2 sq. metres (1347.7 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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