



**83a Hewson Road,
Lincoln, LN1 1RZ**



Book a Viewing!

£485,000

A rare opportunity to acquire a truly individual Three-Bedroom Stables Conversion, carefully converted by the current owners to combine modern living with character features. Tucked away behind a secure gated entrance, the property occupies a generous plot with excellent parking and versatile outbuildings. Set within the sought-after Lincoln West End, it offers both privacy and convenience. The accommodation comprises: open plan Kitchen/Dining/Snug, Utility/WC, Lounge, First Floor Landing, Three Bedrooms, Family Bathroom, and a workshop with mezzanine storage. Outside, there are generous gardens with patio areas, a gravel driveway, and a shed.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.





ACCOMMODATION

OPEN PLAN LIVING AREA

13' 0" max x 38' 1" (3.96m x 11.61m) The heart of the home is a superb open plan kitchen, dining, and snug. The kitchen is fitted with modern cupboards and soft-close drawers, laminate worktops, and an eye-level electric double oven. Integrated appliances include a double fridge, double freezer, and dishwasher. A central island provides additional storage and houses an induction hob with overhead extractor. The space is finished with tiled flooring, spotlights, and three UPVC windows providing excellent natural light, alongside doors opening to the front patio. The dining area comfortably accommodates a large table and leads into the snug, which features a log burner set within a brick-effect fireplace, creating a cosy yet welcoming family hub. Stairs rise from this area to the first floor.

UTILITY/WC

Fitted with a wash basin and WC, with plumbing and spaces for a washing machine and tumble dryer. Completed with tiled flooring and a radiator.

LOUNGE

13' 4" x 17' 4" (4.08m x 5.28m) A further bright and versatile reception room with triple aspect windows, radiator, and sliding patio doors opening directly onto the rear garden.

FIRST FLOOR LANDING

Filled with natural light from two Velux windows, giving access to three bedrooms and the family bathroom.

BEDROOM ONE

12' 10 max" x 14' 7" (3.91m x 4.44m) A generous principal bedroom with built-in wardrobes, radiator, UPVC window to the front aspect, and a distinctive circular side window adding character.

BEDROOM TWO

10' 0" x 9' 4" (3.05m x 2.84m) A comfortable double bedroom with Velux window to the front aspect and radiator.

BEDROOM THREE

8' 8 max" x 14' 5" (2.64m x 4.39m) Another double bedroom with a front-facing Velux window and radiator.



BATHROOM

6' 5" x 9' 0" (1.96m x 2.74m) A modern family bathroom with a three-piece suite comprising bath with mains shower over, WC, and sink with cupboard storage beneath. Finished with tiled wall splashbacks, chrome towel radiator, laminate flooring, extractor, spotlights, and a Velux window. There is also access to a loft void.

WORKSHOP

13' 11" x 27' 3" (4.24m x 8.31m) A flexible outbuilding currently used as a workshop but equally suited as a gym, studio, or hobby space. Features include a UPVC window, sliding doors to the garden, and a stairway to a mezzanine level providing further storage. A covered seating area utilised as a log store is located to the front.



OUTSIDE

The property is approached via a secure gated entrance leading to a gravel driveway with parking for three vehicles. To the front near gate are the original stable blocks to the rear is modern block-paving patio with grapevines overhead, creating a charming space for outdoor seating or entertaining. The rear garden is mainly laid to lawn with planted borders, a further block-paved seating area, and pathway leading to the workshop. Additional features include a timber shed with light and power, and an outdoor sink with taps. The layout offers a blend of practicality and privacy, ideal for enjoying the setting.





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

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 Gilon 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 them 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 them 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 015 22 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.

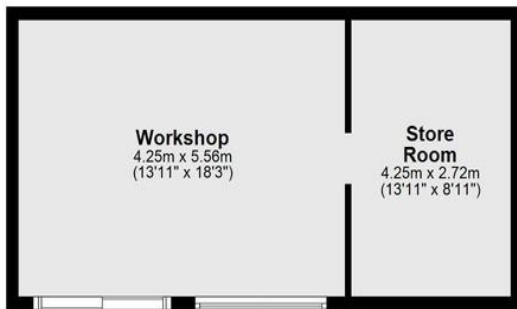
GENERAL

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:

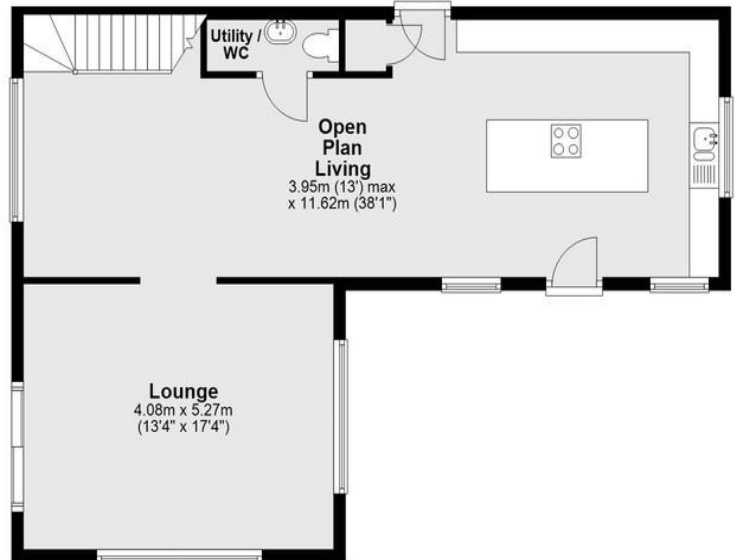
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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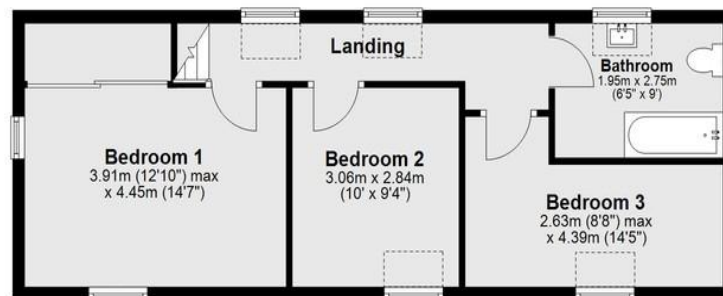
Converted Garage



Ground Floor



First Floor



Total area: approx. 150.8 sq. metres (1623.2 sq. feet)
83a Hewson Road

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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