



**27 Claudius Road, North Hykeham,
Lincoln, LN6 9PH**



Book a Viewing!

£285,000

Situated in a discreet, tucked away position within the popular Manor Farm development, this impressive Family Home is located in the convenient area of North Hykeham, to the South of the Cathedral City of Lincoln. The property offers immaculate and well proportioned living accommodation, beginning with an entrance hall and a cloakroom/WC. The lounge provides a comfortable living space, while the stylish kitchen diner opens directly onto the garden, perfect for entertaining or family meals. A separate utility room offers additional functionality and provides direct access to the property from the driveway. Upstairs, the landing leads to three well appointed bedrooms. The master bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Externally, the property boasts an enclosed rear garden, a private driveway, and a single garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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.



ENTRANCE HALL

With staircase to the first floor, porcelain tiled flooring and radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, porcelain tiled flooring and radiator.

LOUNGE

17' 10" x 10' 9" (5.45m x 3.30m) With double glazed windows to the front and side aspect and two radiators.

KITCHEN/DINER

17' 10" x 9' 8" (5.45m x 2.96m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, 5 ring gas hob with extractor fan over, integrated dishwasher, wall mounted gas fired central heating boiler, tiled flooring, two radiators, double glazed windows to the front and side aspects and double glazed French doors leading to the rear garden.



UTILITY ROOM

With a range of wall and base units with work surfaces over, spaces for fridge and washing machine, under stairs storage cupboard, tiled flooring, radiator and door to the rear aspect.



FIRST FLOOR LANDING

With double glazed window to the rear aspect, airing cupboard, loft access point and radiator.

BEDROOM 1

14' 1" x 13' 2" (4.30m x 4.02m) With double glazed window to the front aspect, a range of fitted wardrobes and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, part tiled walls, tiled flooring, towel radiator and double glazed windows to the front aspect.



BEDROOM 2

10' 8" x 9' 8" (3.27m x 2.96m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

BEDROOM 3

9' 1" x 7' 5" (2.79m x 2.27m) With double glazed window to the side aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, tiled flooring and splashbacks, towel radiator and double glazed windows to the side aspect.

OUTSIDE

The property has an enclosed garden laid mainly to artificial lawn with patio seating area and well stocked borders with established shrubs. There is a further private patio area tucked away behind the garage. The property has an enclosed driveway providing off street parking for multiple vehicles and access to the single garage. There is a garage with up-and-over door to the front, light and power.





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

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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.

Coverings 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.

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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

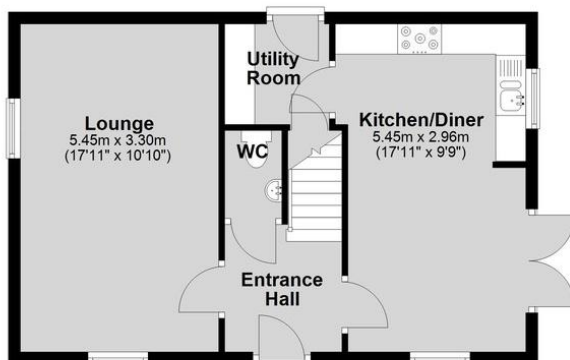
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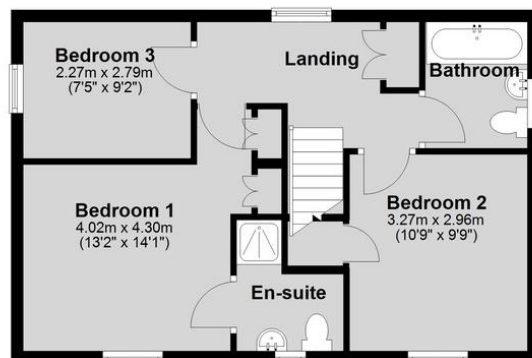
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Ground Floor
Approx. 60.7 sq. metres (653.0 sq. feet)



First Floor
Approx. 45.9 sq. metres (493.8 sq. feet)



Total area: approx. 106.5 sq. metres (1146.8 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 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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