



**69 Hykeham Road**

Lincoln, LN6 8AD



Book a Viewing!

## Offers Over £200,000

An immaculate and refurbished traditional three bedroomed bay fronted semi-detached house located on the ever popular Hykeham Road, to the South of Lincoln. The property has undergone a comprehensive programme of improvements with light, modern and airy accommodation throughout. The internal accommodation comprises of Hall, bay fronted Lounge, Dining Room, modern Kitchen/Breakfast Room, Rear Lobby, Utility Room, Cloakroom/WC and a First Floor Landing leading to three Bedrooms and a stylish Family Bathroom. Outside there is a driveway providing off road parking to the front and an extensive and private garden to the rear. Viewing is highly recommended.



Hykeham Road, Lincoln, LN6 8AD



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B.

**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

### HALL

5' 11" x 12' 2" (1.81m x 3.73m) With staircase to the first floor and radiator.

### LOUNGE

11' 11" x 12' 2" (3.65m x 3.73m) With double glazed bay window to the front aspect and radiator.

### DINING ROOM

12' 7" x 12' 0" (3.86m x 3.68m) With double glazed window to the rear aspect and radiator.

### BREAKFAST KITCHEN

21' 2" x 6' 10" (6.47m x 2.09m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob, spaces for a fridge freezer and dishwasher, spotlights, laminate flooring, radiator and three double glazed windows to the side aspect.

### REAR LOBBY

With door to the rear garden and laminate flooring.

### UTILITY ROOM

8' 6" x 7' 0" (2.61m x 2.14m) With wall mounted gas fired central heating boiler, fitted base unit with work surface over, stainless steel sink with mixer tap over, tiled splashbacks, space for washing machine, laminate flooring, radiator and double glazed window to the side aspect.

### CLOAKROOM/WC

With close coupled WC and laminate flooring.

### FIRST FLOOR LANDING

With radiator.

### BEDROOM 1

11' 11" x 12' 2" (3.64m x 3.73m) With double glazed window to the front aspect and radiator.

### BEDROOM 2

12' 4" x 9' 2" (3.76m x 2.80m) With double glazed window to the front aspect and radiator.

### BEDROOM 3

10' 5" x 7' 0" (3.20m x 2.15m) With double glazed window to the front aspect and radiator.

### BATHROOM

5' 10" x 6' 0" (1.80m x 1.83m) Newly fitted with a stylish three piece suite comprising of panelled bath with rainfall shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit with storage beneath, towel radiator with feature tiling behind and mirror with light above, tiled walls and double glazed window to the side aspect.

### OUTSIDE

To the front of the property there is a driveway providing off road parking and there is gated side access to the rear where there is a paved seating area and extensive lawned garden with flower beds, mature shrubs and trees.





**WEBSITE**

Our detailed website show 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 Calum 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 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.

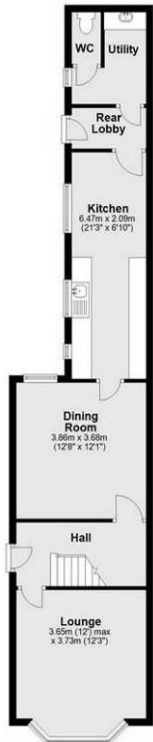
**GENERAL**

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:

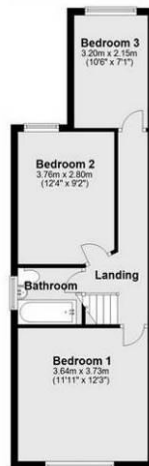
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**Ground Floor**  
Approx. 57.9 sq. metres (623.6 sq. feet)



**First Floor**  
Approx. 41.9 sq. metres (449.6 sq. feet)



Total area: approx. 99.6 sq. metres (1072.6 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.

