



**22 Vespasian Way, North Hykeham,
Lincoln, LN6 9ZB**



Book a Viewing!

Offers in the Region of £310,000

NO ONWARD CHAIN - A modern and spacious four bedroom detached family home, ideally situated on the ever-popular Manor Farm development in North Hykeham. Offering well-presented and versatile accommodation, the property comprises a welcoming Entrance Hall, generous Lounge, impressive Kitchen/Diner, useful Utility Room and Cloakroom/WC to the ground floor. To the First Floor, the Landing leads to Four well-appointed Bedrooms, including a principal bedroom with En-suite Shower Room, together with a modern Family Bathroom. Outside, the property benefits from a low-maintenance front garden, generous enclosed rear garden, substantial driveway providing ample parking for several vehicles and a single garage. Ideally suited to modern family life, this attractive home combines spacious accommodation with a convenient location close to a wide range of local amenities and excellent transport links. Viewing is highly recommended to fully appreciate the quality, space and position this superb property has to offer.





LOCATION

The property is ideally situated within the popular residential area of North Hykeham, located to the south-west of Lincoln and offering excellent access to the city and surrounding areas. The town provides a comprehensive range of amenities, including schooling for all age groups, doctors' surgery, the Forum Shopping Centre, ASDA superstore, public houses and a railway station. The property is also conveniently positioned on the sought-after Manor Farm development, which benefits from a range of useful local facilities including a primary school, Co-op convenience store, hairdressers, fish and chip takeaway, two play parks and a regular bus service. Excellent road connections are available via the nearby A46 bypass, providing easy access to the A1 and onward connections, while Newark North Gate offers mainline rail services to London and other major destinations.



ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, luxury vinyl tiles, storage cupboard and radiator.

LOUNGE

21' 7" x 10' 4" (6.58m x 3.15m) With double glazed window to the front aspect, double glazed French doors to the rear garden, luxury vinyl tiles and two radiators.

KITCHEN DINER

21' 6" x 13' 1" (max)" (6.57m x 3.99m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher, electric oven, gas hob, space for fridge freezer, tiled splashbacks, two radiators and double glazed windows to the front and rear aspects.

UTILITY ROOM

Fitted with base units with work surfaces over, space for washing machine, cupboard housing the gas fired central boiler, radiator and door to the rear garden.

CLOAKROOM/WC

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

FIRST FLOOR LANDING

With storage cupboard and radiator.

BEDROOM 1

12' 7" x 9' 11" (3.85m x 3.03m) With double glazed window to the rear aspect, radiator and featuring its own thermostat for independent temperature control.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of double shower cubicle, close coupled WC, pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the rear aspect.

BEDROOM 2

15' 5" x 9' 6" (4.72m x 2.90m) With two double glazed windows to the front aspect and radiator.

BEDROOM 3

11' 7" x 10' 7" (3.55m x 3.23m) With double glazed window to the front aspect and radiator.

BEDROOM 4

10' 11" x 7' 3" (3.33m x 2.23m) With double glazed window to the rear aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC, pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a gravelled garden with mature shrubs inset. There is a spacious driveway providing off street parking for multiple vehicles and access to the garage. The single garage has an up-and-over door to the front, light and power. To the rear of the property there is an established enclosed garden laid mainly to lawn with two patio seating areas and mature shrubs.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

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

<https://www.mundys.net/referrals/>

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

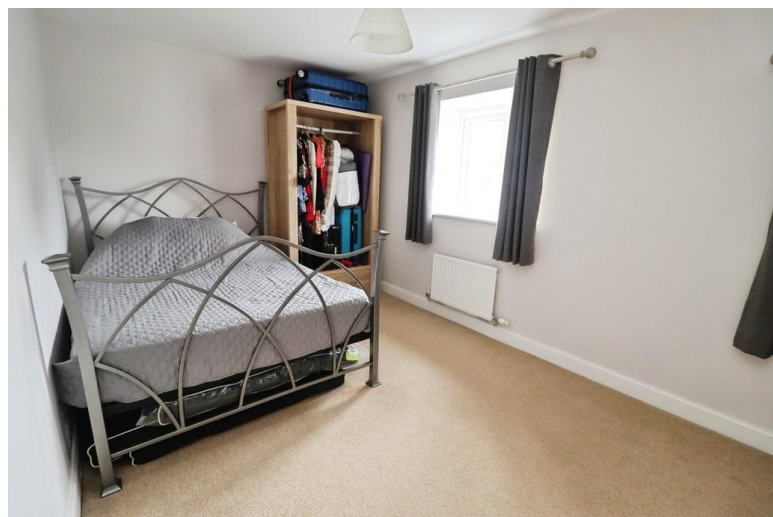
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

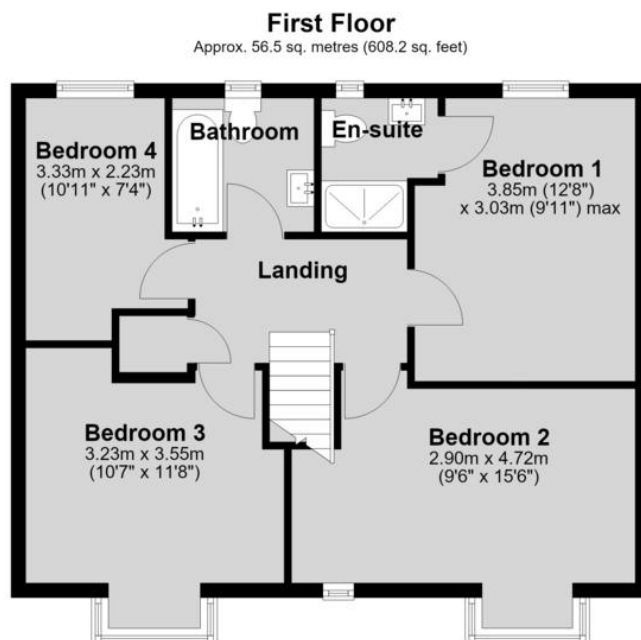
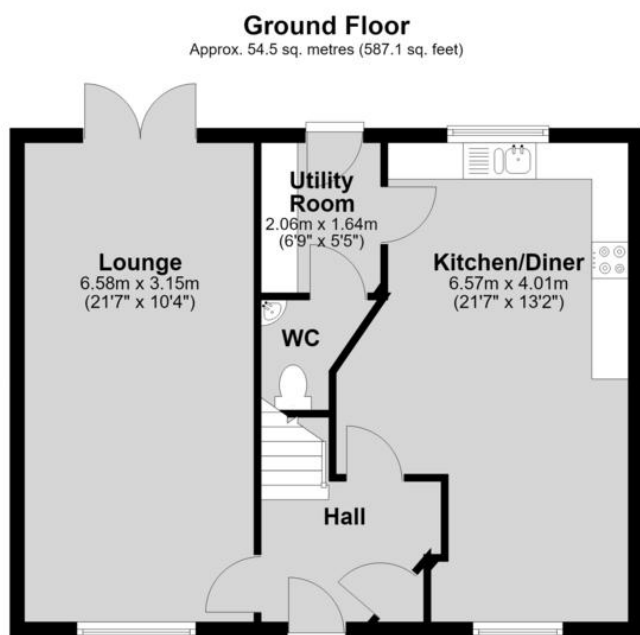
GENERAL

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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.
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Total area: approx. 111.1 sq. metres (1195.4 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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