



**15 Water Lane, North Hykeham,  
Lincoln, LN6 9QT**



Book a Viewing!

**£295,950**

Situated in the heart of the ever popular village of North Hykeham, just to the South of Lincoln, this traditional and deceptively spacious Four Bedroom Semi Detached Family Home offers generous and versatile living accommodation throughout. The property is entered via a welcoming Entrance Hall, leading to a spacious Lounge, a Kitchen/Diner, and an additional Sitting Room providing further flexibility. The Ground Floor is complemented by a contemporary Wet Room. To the First Floor, the Landing gives access to Four well appointed Bedrooms, with the Principal Bedroom benefiting from an En-suite Shower Room, alongside a stylish and modern four piece Family Bathroom. A particular feature of the home is the self contained space, perfect for those working from home or seeking Annex style accommodation, complete with its own Shower Room. The property also boasts a larger than average garage. Externally, a gated driveway provides ample off street parking, with attractive gardens to both the front and rear offering excellent outdoor space for families. Offered for sale with NO ONWARD CHAIN, viewing is highly recommended to fully appreciate the space and flexibility this superb home has to offer.



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#### **SERVICES**

Electric, water and sewerage mains services available. Oil central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – D.

**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 staircase to the first floor and tiled flooring.

### LOUNGE

19' 11" x 10' 11" (6.08m x 3.34m) With double glazed sliding patio doors to the garden, decorative fireplace and two radiators.

### WET ROOM

Fitted with a three piece suite comprising of a wet room shower, wash hand basin in a vanity style unit, close coupled WC, tiled walls and flooring, tall radiator and double glazed window to the side aspect.



### KITCHEN/DINER

14' 10" x 11' 10" (4.53m x 3.63m) Fitted with a range of wall and base units with work surfaces over, ceramic 1 1/2 bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, spaces for fridge freezer, dishwasher and washing machine, tiled flooring, splashbacks and double glazed window to the side aspect.

### SITTING ROOM

11' 11" x 11' 4" (3.64m x 3.47m) With double glazed bay window to the front aspect, log burner in a decorative brick fire surround, tiled flooring and radiator.



### FIRST FLOOR LANDING

With radiator.

### BEDROOM 1

11' 11" x 11' 8" (3.64m x 3.56m) With double glazed window to the front aspect and radiator.

### EN-SUITE

Fitted with a three piece suite comprising of a shower cubicle, wash hand basin in a vanity style unit, close coupled WC, tiled walls and double glazed window to the side aspect.



### BEDROOM 2

11' 4" x 8' 5" (3.46m x 2.58m) With double glazed window to the side aspect and radiator.

### BEDROOM 3

10' 11" x 10' 3" (3.34m x 3.13m) With double glazed window to the side aspect and radiator.

### BEDROOM 4

12' 0" x 7' 7" (3.66m x 2.32m) With double glazed window to the side aspect and radiator.



## BATHROOM

Fitted with a four piece suite comprising of a panelled bath, shower cubicle, wash hand basin in a vanity style unit, close coupled WC, part tiled walls, radiator and double glazed window to the side aspect.

## OUTSIDE

To the front of the property there is a gravelled garden with raised flowerbeds. There is a large gated driveway providing off street parking for multiple vehicles and access to the garage. There is a further gravelled area which could be used as an area of garden or additional parking. There is a raised area of garden laid to artificial lawn.



## OFFICE

14' 1" x 14' 0" (4.30m x 4.28m) A self contained space which could make an ideal home office, store room or gym, two windows to the side aspect, oil fired central heating boiler and radiator.

## SHOWER ROOM

Fitted with a three piece suite comprising of a shower cubicle, wash hand basin, close coupled WC and tiled splashbacks.

## GARAGE

28' 1" x 14' 2" (8.58m x 4.33m) Larger than average with up-and-over door to the front, two double glazed windows, 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](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

We are happy 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 d Callum Lyman will be able to provide information and service 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 are 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.
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**Ground Floor**  
Approx. 121.3 sq. metres (1305.9 sq. feet)



**First Floor**  
Approx. 66.5 sq. metres (716.1 sq. feet)



Total area: approx. 187.8 sq. metres (2021.4 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

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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