



39 Hykeham Road
Lincoln. LN6 8AA

BELL



39 Hykeham Road Lincoln

NO ONWARD CHAIN! This is an appealing period bay fronted semi-detached villa house, offering two well-proportioned reception rooms, two bedrooms and an integral outbuilding which may offer some potential for conversion into additional accommodation, subject to appropriate consents. There is a drop kerb and driveway parking to the front of the house. To the rear, there is a surprisingly good-sized long garden with a southerly aspect to enjoy, with a tall wall along the roadside frontage, ensuring a good measure of privacy.

The property is very conveniently located for access to a good range of neighbourhood amenities, as well as the city centre and its excellent shopping and social facilities.

This house has been a proven residential investment letting opportunity, or it could once again be refurbished into a very attractive family home.



ACCOMMODATION

Entrance Porch with period coloured leaded light glazed panelled front entrance door providing access through to:

Entrance Hall with staircase up to first floor, wood style laminate flooring, cottage style wall panelling, small under stairs storage cupboard and radiator. Doors through to dining room and to:



Lounge having a northerly outlook over the front of the property from the bay window with its attractive plantation shutters; fireplace to chimney breast (closed) with tiled hearth and back, fitted shelving either side of chimney breast, period ceiling cornice, picture rail, dado rail and radiator.

Dining Room having a pleasant southerly view out over the rear of the property, attractive period style Victorian fireplace with tiled hearth, fitted shelving and built in cupboard space either side of the chimney breast as appropriate, ceiling cornice and radiator. Door through to small walk-in utility with plumbing for washing machine and wide open archway into the:

Kitchen having a southerly outlook down the rear garden; an area of fitted hardwood work surface with circular stainless steel sink unit and drainer inset, cupboard space and room for a kitchen appliance beneath, wall cupboard unit above. Belling Range cooker and a further small area of fitted work surface to the corner with cupboard space below. uPVC double glazed panelled stable style split rear entrance door to grounds.

First Floor

Landing with pleasant outlook down over the front of the property and across Hykeham Road; built-in cupboard containing the a Valliant gas fired central heating boiler and radiator.

Bedroom 1 with a northerly view out across Hykeham Road; small built-in clothes closet to one side of chimney breast, picture rail, access to roof space, wood style laminate flooring and radiator.

Bedroom 2 with a southerly outlook down over the rear garden and beyond to neighbouring homes and a glimpse of the countryside of the Lincoln cliff escarpment on the horizon; small built-in clothes closet to one side of chimney breast, picture rail, wood style laminate flooring and radiator.

Family Bathroom comprising panelled bath to wall with appropriate shower fitting, shower screen and full height wall tiling; pedestal wash hand basin with splash back





and low level WC. Cottage style wall panelling to dado height, radiator and extractor vent.

OUTSIDE

The house stands in a prominent position on Hykeham Road, adjoining a public bus stop, a short distance from the junction of Newark Road and Hykeham Road. The house is approached from the roadside across a drop kerb which provides access to a gravel and block paved parking area.

There is a pedestrian gateway which provides access down the western elevation of the house through to a surprisingly good sized and long rear garden with a concrete courtyard area adjoining the rear southern elevation of the house. The garden has been predominantly left the lawn with some mature shrubs. Set along Abbotsford Way western boundary of the garden there is a tall brick wall which provides the grounds with a good measure of privacy.

Adjoining the rear of the house there is a good-sized integral Store outbuilding which may offer some potential for conversion into additional accommodation, subject to any necessary consents.

Lincoln City Council – Tax band: B

ENERGY PERFORMANCE RATING: E

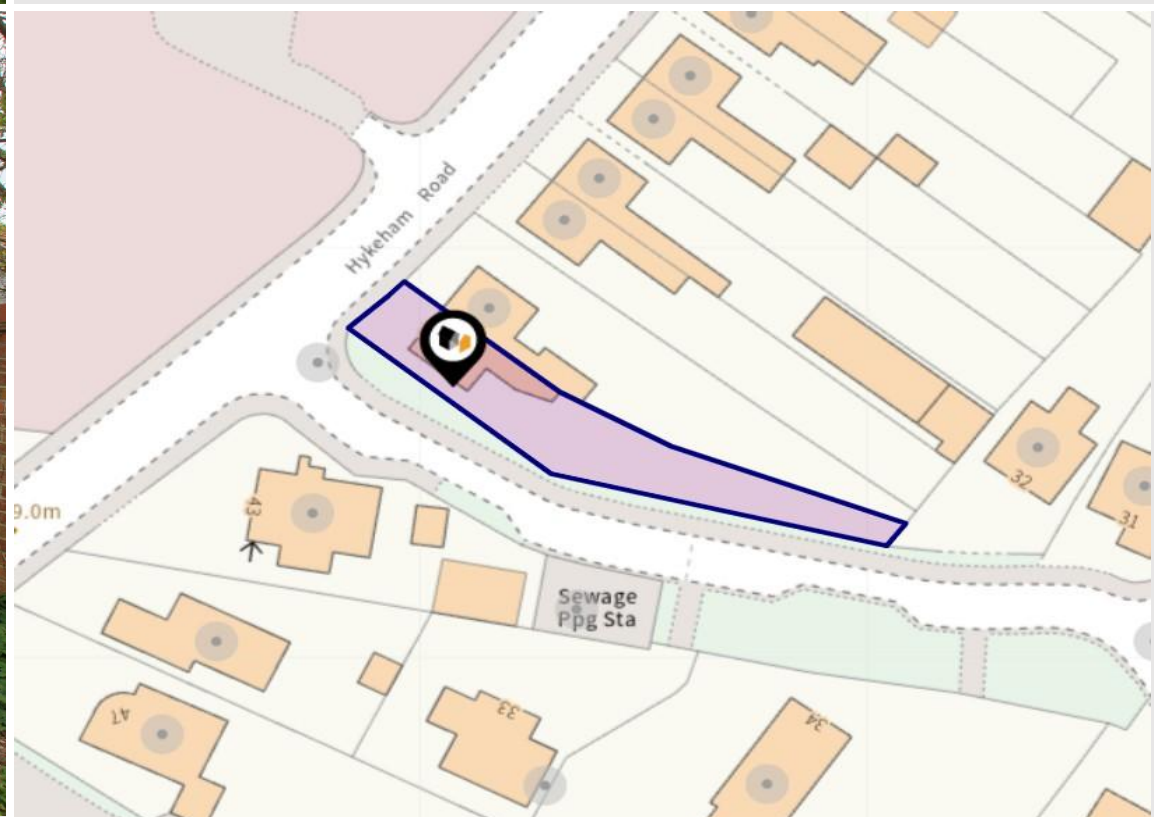
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

43 Silver Street, Lincoln. LN2 1EH.
Tel: 01522 538888
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

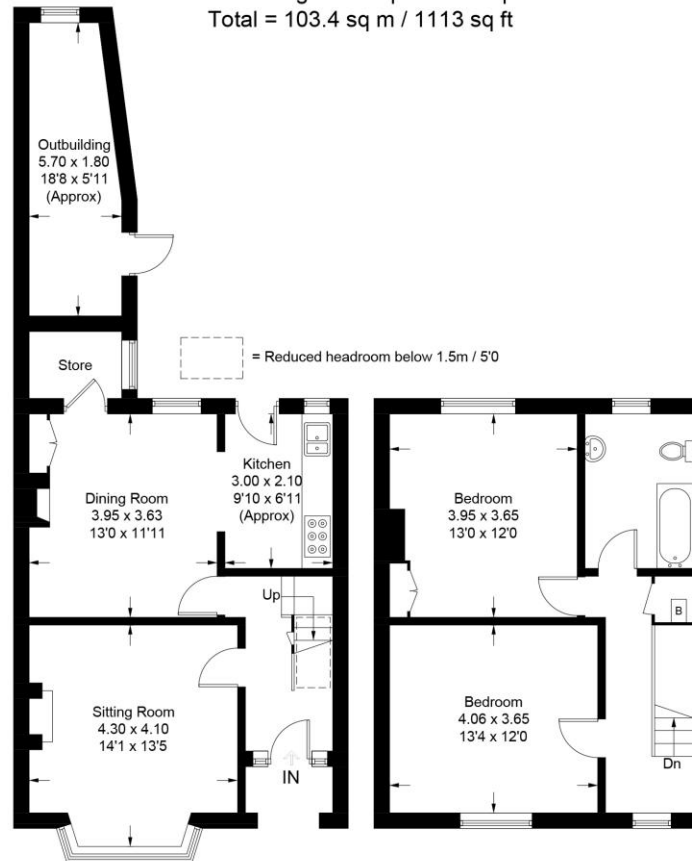
Brochure prepared 24.4.2026





39 Hykeham Road

Approximate Gross Internal Area
Ground Floor = 48.1 sq m / 518 sq ft
First Floor = 45.7 sq m / 492 sq ft
Outbuilding = 9.6 sq m / 103 sq ft
Total = 103.4 sq m / 1113 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org

www.robert-bell.org

