

253 Lincoln Road

North Hykeham, Lincoln, LN6 8NH

Book a Viewing!

£265,000

Recently refurbished three-bedroom detached home occupying a non-estate position and offered for sale with no onward chain. Having undergone significant improvement works, the property now benefits from a brand new kitchen, newly fitted carpets, fresh decoration throughout and an updated utility room, creating a home that is ready for immediate occupation. The generous accommodation, versatile layout and convenient position make it ideal for a wide range of buyers. The accommodation comprises of an entrance hall, lounge, dining room, sitting room, Kitchen/breakfast room, utility room, boiler room, WC, three double bedrooms, study, family bathroom and gardens to the front and rear.





Lincoln Road, North Hykeham, Lincoln, LN6 8NH







LOCATION
Lincoln Road is ideally located in the heart of North Hykeham, opposite Hykeham Green and within walking distance of a range of amenities including shops, cafés, takeaways and local services. The area is popular with families, benefiting from excellent nearby schools, including North Kesteven Academy and Sir Robert Pattinson Academy. Residents also enjoy access to NK Sports Centre, regular bus services, Hykeham Railway Station and the A46 bypass. Lincoln city centre is approximately 10 minutes away by car, with the Forum Shopping Centre and ASDA Superstore close by.

HALL
A spacious and welcoming entrance hall with staircase rising to the first floor and windows to the side elevation allowing natural light into the space.

LOUNGE
12' 4" x 12' 0" (3.78m x 3.66m) A comfortable reception room positioned to the front of the property with window overlooking the frontage. A feature fireplace creates a focal point to the room, complemented by built-in storage cupboards and a radiator.

DINING ROOM
A spacious dining and entertaining area with window and French doors opening onto the rear garden. Providing excellent space for formal dining whilst enjoying direct access outside.









SITTING ROOM
12' 0" x 9' 10" (3.66m x 3/47m) A versatile additional reception room with window to the front aspect, radiator and feature brick fireplace. The room could equally suit a family room, playroom, snug or home office depending upon individual requirements.

KITCHEN/BREAKFAST ROOM
18' 9" x 11' 4" (5.72m x 3.47m) Recently refitted with a brand new range of modern wall and base units complemented by contemporary work surfaces. The kitchen incorporates a 1½ bowl sink and drainer, eye level oven, electric hob with extractor over, splashbacks and windows providing natural light. An excellent everyday family space positioned at the heart of the home.

UTILITY ROOM
11' 4" x 8' 6" (3.47m x 2.60m) A valuable addition to the accommodation, recently fitted with additional storage units and work surfaces, sink, appliance space and access to the rear garden.

BOILER ROOM
Housing the central heating boiler and providing useful additional storage space.

CLOAKROOM/WC
Fitted with a WC and wash hand basin together with window to the rear elevation.

FIRST FLOOR LANDING

BEDROOM 1
12' 7" x 12' 0" (3.84m x 3.68m) A generous double bedroom positioned to the front of the property with over stairs storage cupboard and radiator.

BEDROOM 2
12' 0" x 11' 6" (3.68m x 3.53m) A further well-proportioned double bedroom benefitting from fitted wardrobes, dressing area furniture and radiator.

BEDROOM 3
10' 3" x 9' 1" (3.14m x 2.78m) A versatile third bedroom overlooking the rear garden. Ideal as a bedroom, nursery, guest room or home office.

BATHROOM
11' 6" x 9' 1" (3.53m x 2.78m) A spacious family bathroom fitted with a three-piece suite comprising panelled bath with shower over, WC and wash hand basin set within vanity storage. Further benefits include an airing cupboard, heated towel radiator, splashbacks and window to the rear aspect.

STUDY
9' 1" x 5' 5" (2.78m x 1.66m) A separate study area providing an excellent work-from-home space or potential hobby room.

OUTSIDE
To the front of the property is a lawned garden set behind a low-level boundary wall together with driveway parking for multiple vehicles.





To the rear is an enclosed, low-maintenance garden incorporating gravelled areas and a paved seating area, creating an excellent space for outdoor entertaining and relaxation.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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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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.

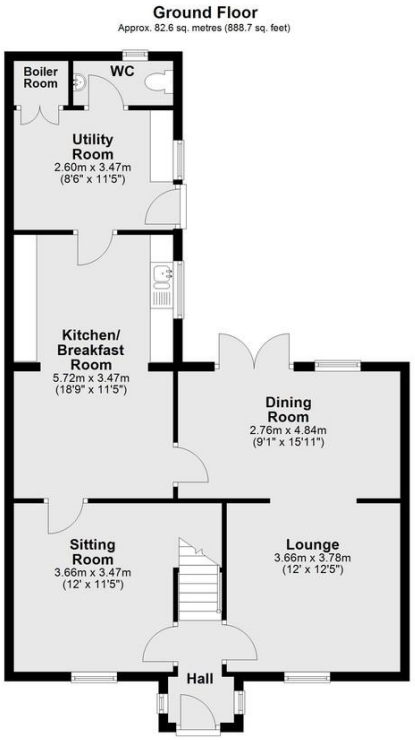
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

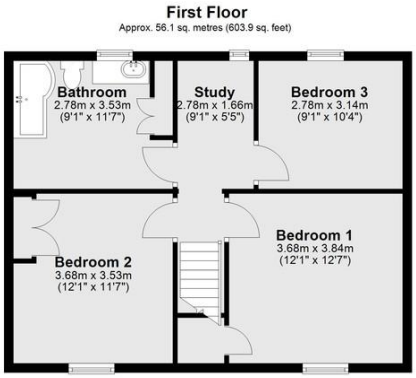
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 138.7 sq. metres (1492.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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