



**10 Hewson Road,  
Lincoln, LN1 1RX**

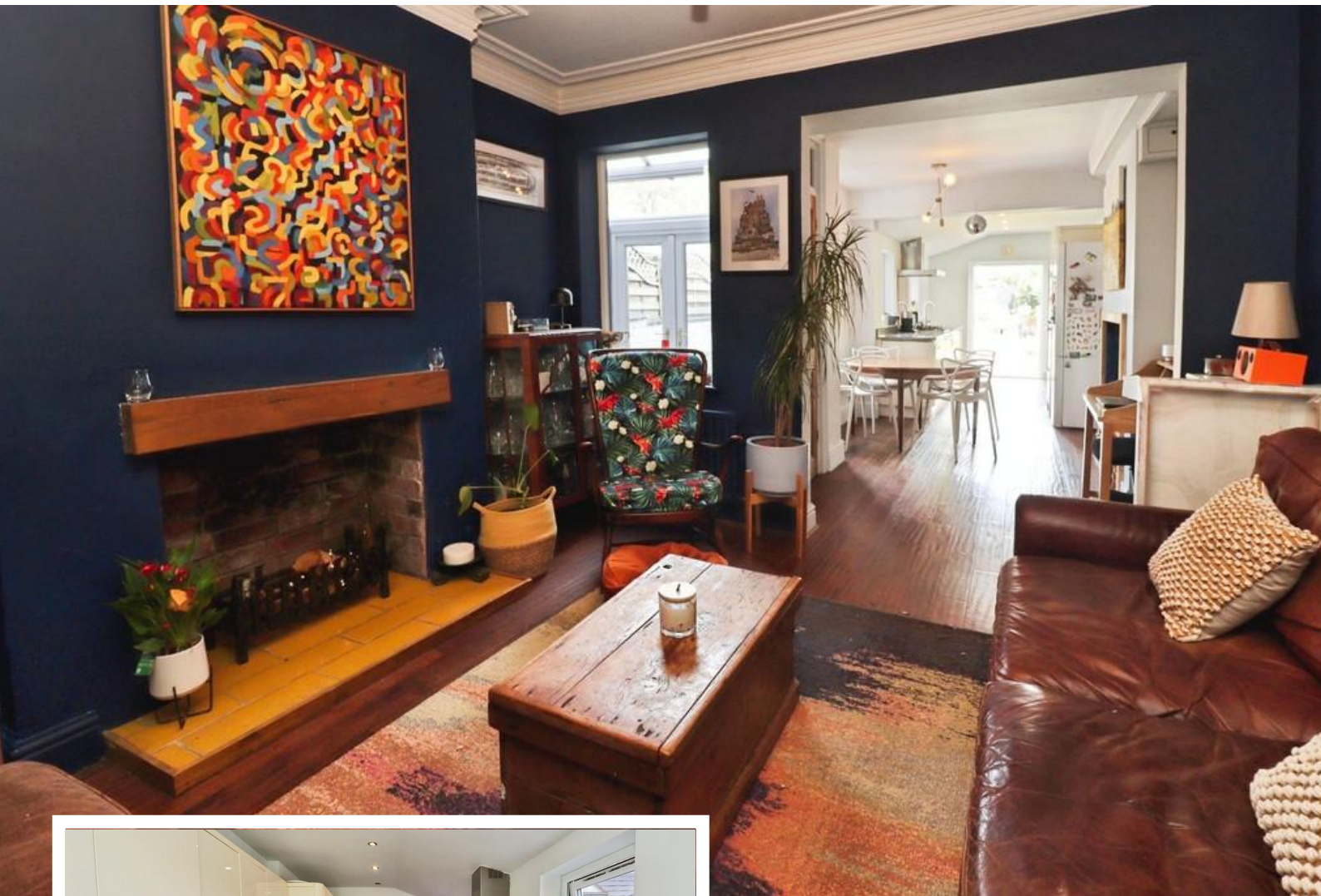


Book a Viewing!

**£385,000**

Situated in the highly sought after West End area of Lincoln and enjoying a wonderful position backing directly onto the West Common, this beautiful four bedroom terraced home offers spacious and well presented accommodation arranged over three floors. Sympathetically improved by the current owners while retaining an abundance of original character and charm, the property features a welcoming Entrance Hall, elegant bay fronted Lounge, cosy Snug, Rear Porch, Cloakroom/WC and an impressive Open Plan Kitchen/Diner, ideal for modern family living and entertaining. The First Floor comprises two well proportioned double Bedrooms and a stylish family Bathroom, whilst the Second Floor provides two further double Bedrooms. Outside, there is an attractive front courtyard garden and a delightful private rear garden with direct access onto and stunning views across Lincoln's West Common. A viewing is highly recommended to fully appreciate the quality of accommodation and enviable location on offer.





#### **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 Lincoln Bishop University.

#### **ACCOMMODATION**

##### **ENTRANCE HALL**

With staircase to the first floor, understairs storage cupboard, large walk-in storage cupboard, part feature tiled flooring and radiator.

##### **LOUNGE**

12' 11" x 11' 9" (3.96m x 3.60m) With double glazed bay window to the front aspect, decorative open fireplace and radiator.

##### **SNUG**

12' 10" x 11' 9" (3.93m x 3.60m) With double glazed window to the rear aspect, decorative open fireplace, laminate flooring and radiator.



#### KITCHEN/DINER

28' 3" x 7' 11" (8.62m x 2.42m) Fitted with a stylish range of wall and base units with work surfaces over, undermount 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher and washing machine, electric oven and microwave, 5 ring gas hob with extractor fan over, space for fridge freezer, wood effect flooring, radiator, three double glazed windows to the side aspect and French doors to the rear garden.

#### REAR PORCH

With double glazed French doors to the rear garden.

#### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit and tiled splashbacks.



#### FIRST FLOOR LANDING

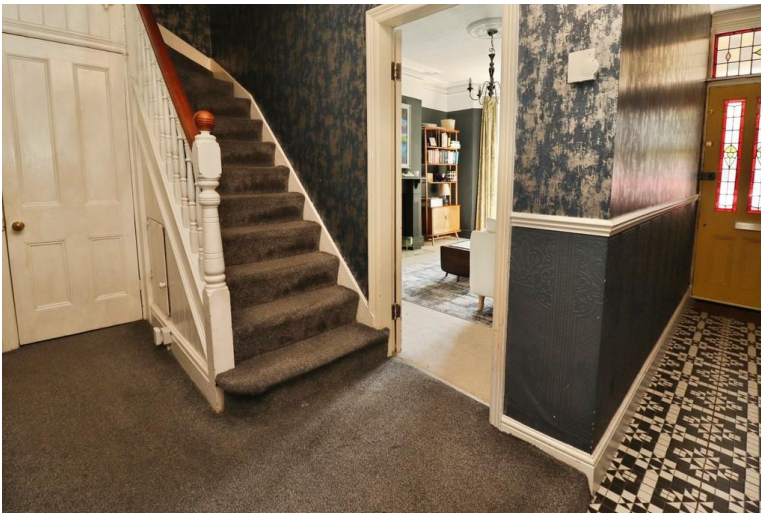
With staircase to the second floor, large storage cupboard and radiator.

#### BEDROOM 1

15' 2" x 13' 0" (4.63m x 3.97m) With double glazed sash window and bay window to the front aspect, decorative cast iron fireplace, feature exposed brick wall, exposed floorboards and radiator.

#### BEDROOM 2

12' 11" x 11' 6" (3.95m x 3.52m) With double glazed window to the rear aspect overlooking the West Common and radiator.



#### BATHROOM

10' 11" x 7' 8" (3.34m x 2.34m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, towel radiator and double glazed windows to the side and rear aspects.

#### SECOND FLOOR LANDING

#### BEDROOM 3

15' 1" x 10' 6" (4.62m x 3.22m) With double glazed window to the front aspect and radiator.

#### BEDROOM 4

15' 2" x 9' 9" (4.63m x 2.98m) With double glazed window to the rear aspect overlooking the West Common, a range of fitted wardrobes and radiator.



#### OUTSIDE

To the front of the property there is an enclosed courtyard garden behind low level wall. To the rear of the property there is an enclosed garden laid mainly to lawn with two patio seating areas, well stocked flowerbeds, mature shrubs and gated access to the rear to the West Common. The property further benefits from residents permit parking.



## KEY FACTS FOR BUYERS

### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - Lincoln City 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 Mundy's.

#### 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 in to 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 RCS 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

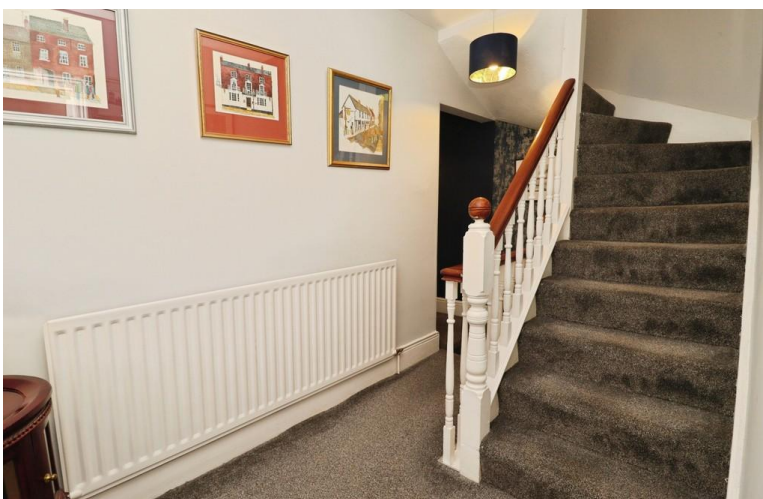
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

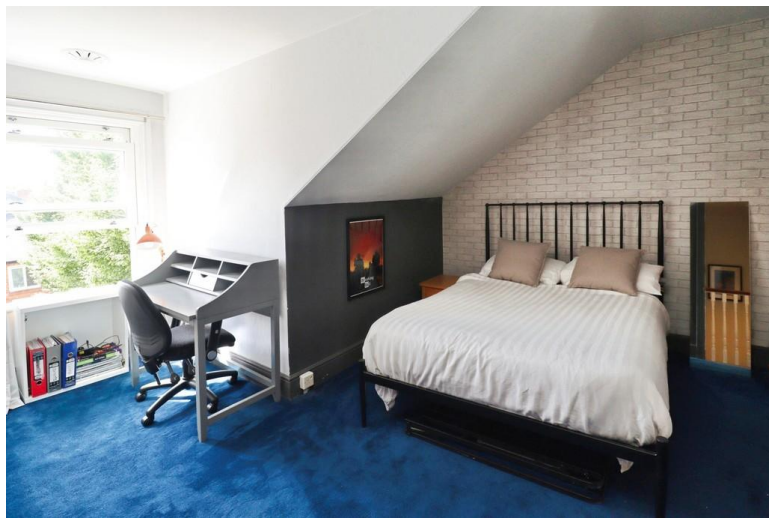
#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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 Mundy's 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

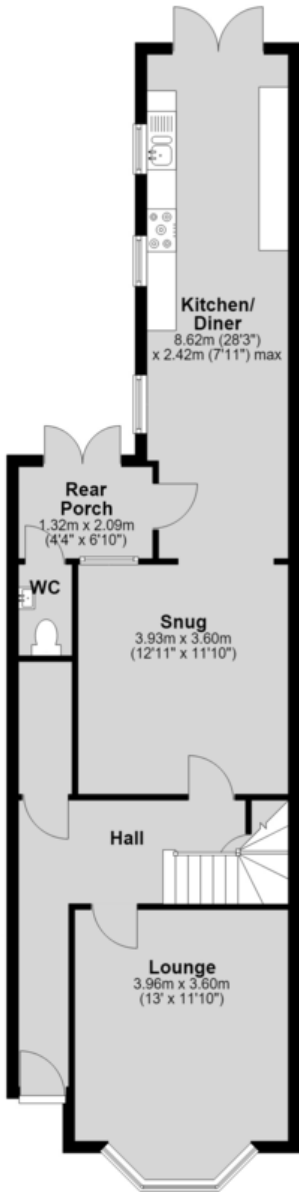
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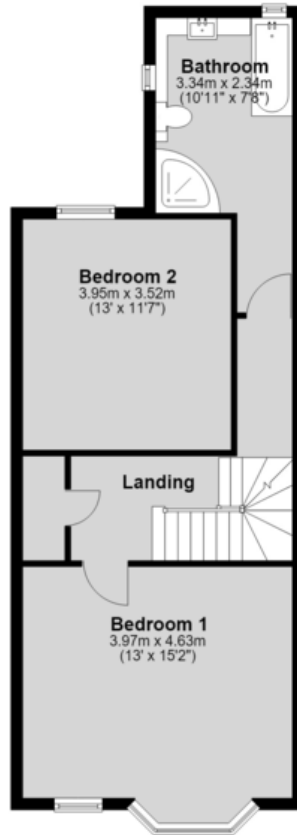
### Ground Floor

Approx. 68.7 sq. metres (739.7 sq. feet)



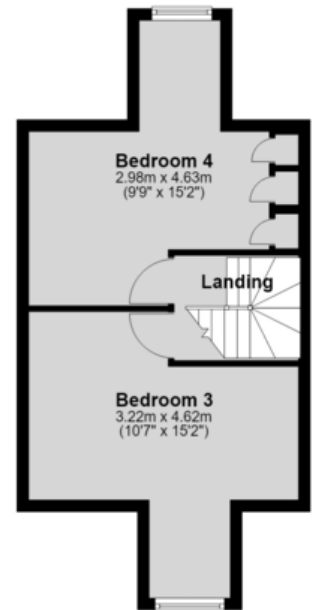
### First Floor

Approx. 54.1 sq. metres (582.4 sq. feet)



### Second Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



Total area: approx. 156.9 sq. metres (1688.9 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 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.

