



**Ruby May Cottage, South Hykeham Road,  
Auburn, Lincoln, LN5 9ED**



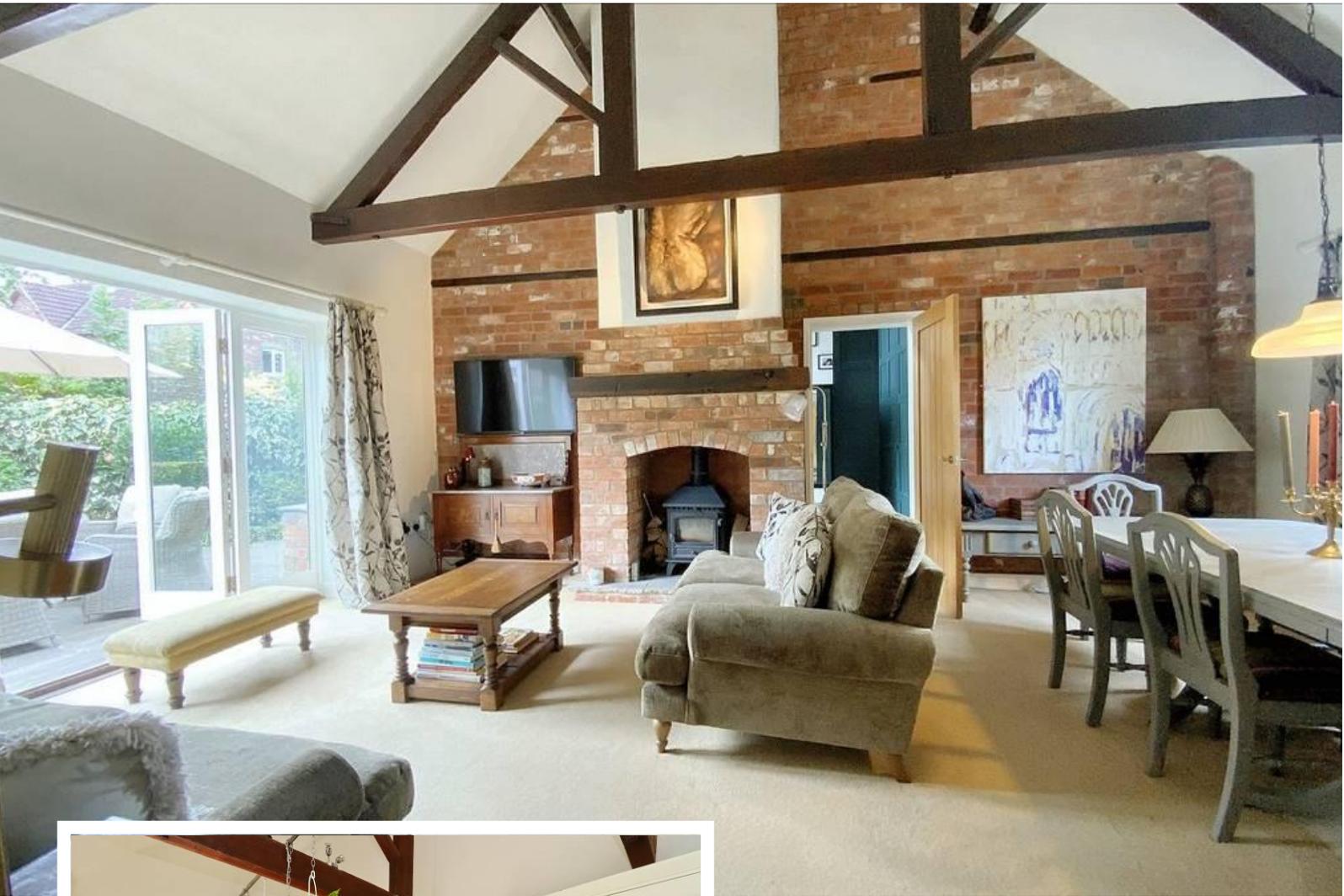
Book a Viewing!

### **Offers Over £607,500**

Ruby May Cottage is a stunning characterful detached barn conversion and cottage-style home, beautifully positioned in a semi-rural setting on the outskirts of South Hykeham. Extended and enhanced by the current owners, this impressive property blends rustic charm with sleek, contemporary interiors, offering stylish and spacious accommodation throughout. Accommodation comprises: a welcoming Reception Hallway, a staircase rising to the First Floor Study Area and doors to the Kitchen, Lounge, Utility, three Bedrooms, two En-suites, access to a Mezzanine Area off Bedroom 3 and Bathroom.



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**SERVICES**

Mains electricity and water. Sewerage filtration system (shared with 8 properties). Oil fired central heating. Underfloor heating to the ground floor.

**EPC RATING – D.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY -** North Kesteven District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**ACCOMMODATION**

**RECEPTION HALL**

With feature natural wood flooring, underfloor heating and LED spotlights.

**UTILITY ROOM**

7' 11" x 5' 7" (2.43m x 1.71m) With tiled flooring, base units, integral washing machine, sink and drainer, full-height storage cupboard, underfloor heating and newly fitted UPVC shutters.



#### KITCHEN

19' 11" x 8' 5" (6.08m x 2.58m) A modern open-plan dining kitchen, complete with full-height ceilings, exposed beams, porcelain tiled flooring with underfloor heating, fitted with a range of high-quality base units and granite work surfaces, the kitchen includes a breakfast bar, space for a range-style cooker with extractor over, integrated dishwasher, space for an American-style fridge freezer, double doors, a window and a stable door leading out to the garden.

#### LOUNGE/DINER

18' 10" x 13' 8" (5.76m x 4.19m) The lounge diner is a truly impressive space featuring full-height ceilings with exposed beams, underfloor heating, a log burner set within a feature brick surround and tiled hearth, and double doors opening out to the rear garden. This expansive room comfortably accommodates both seating and dining areas.



#### BEDROOM 1

15' 1" x 13' 6" (4.60m x 4.12m) Master bedroom (recently extended) – boasting vaulted ceilings, Velux window, exposed brickwork, underfloor heating, sliding patio doors to the garden and a full range of fitted wardrobes.

#### EN-SUITE

The luxury en-suite includes a Velux window, tiled flooring with underfloor heating, a double shower, WC and twin wash hand basins set on a wooden worktop with mirror wall storage above the vanity unit with storage below.

#### BEDROOM 2

15' 1" x 9' 8" (4.62m x 2.96m) A spacious double with a window to the rear, spotlights, underfloor heating and a modern en-suite shower room.

#### EN-SUITE

With suite to comprise of shower, WC and wash hand basin and underfloor heating.



#### BEDROOM 3

11' 6" x 7' 2" (3.53m x 2.19m) With side window, fitted shelving, underfloor heating and stairs giving access to a useful mezzanine area ideal as a hobby space or relaxation space.

#### BATHROOM

With window to the front aspect, suite to comprise of standalone bath, separate shower, WC and wash hand basin, partly tiled walls, tiled flooring and underfloor heating.



#### STUDY

11' 3" x 7' 11" (3.45m x 2.43m) To the first floor, a study/landing area features fitted shelving and storage, two Velux windows and Juliet balcony doors framing picturesque open countryside views-an ideal home working or reading nook.



## OUTSIDE

Outside, the property is positioned on a larger-than-average plot, surrounded by mature cottage-style planted gardens. There are two driveway parking areas, one of which benefits from an electric vehicle charging point and one which leads to the newly constructed Oak frame garage. The landscaped rear garden offers multiple seating zones to enjoy at various times of the day, a lawned area and gravelled sections. A secluded side garden with mature trees and bark-chipped seating area provides the perfect peaceful retreat for summer evenings.

## GARAGE

15' 5" x 15' 3" (4.70m x 4.65m) With electric roller door, rear access, power, lighting and mezzanine storage.

## LOCATION

Ruby May Cottage enjoys a peaceful semi-rural position on the edge of South Hykeham, offering the best of both worlds-tranquil countryside surroundings with excellent access to everyday amenities, schools and transport links. The property is perfectly placed for those seeking a rural lifestyle without isolation. Whether commuting, raising a family, or enjoying retirement, the location provides convenience, charm, and countryside – all just minutes from the city.

## Local Amenities & Shopping

South Hykeham and nearby North Hykeham provide a wide range of facilities, including:

- Asda Superstore, Lidl, and Co-op for groceries and essentials
- The Forum Shopping Centre in North Hykeham – with a selection of independent shops, cafés and services
- Lincoln City Centre – just a 15–20 minute drive, offering high street and boutique shopping, restaurants, bars, cinemas, and cultural attractions including Lincoln Cathedral and Castle.

## 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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able 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.

CMH and J Walter will be able to provide information and services 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 01 522 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 roughly 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

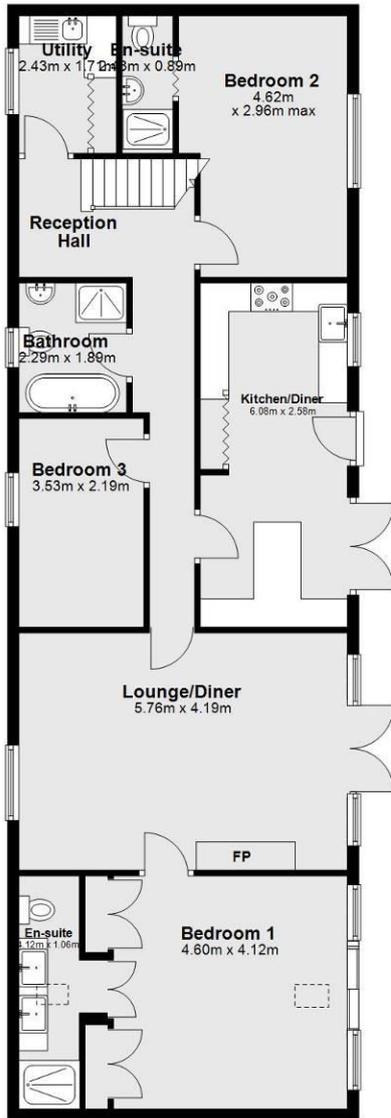
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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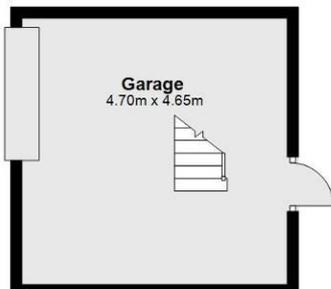
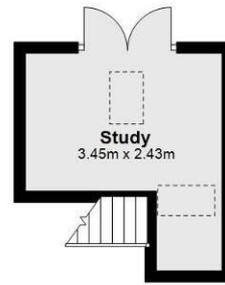




### Ground Floor



### First Floor



Total area: approx. 153.1 sq. metres

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

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.