



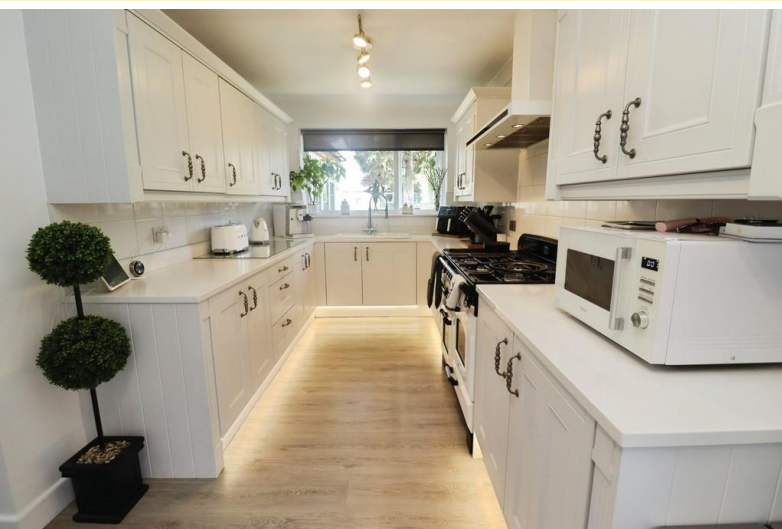
**1 Lincoln Road, North Hykeham,
Lincoln, LN6 8DL**



Book a Viewing!

OFFERS IN THE REGION OF £425,000

A rare and exciting opportunity to acquire a unique property perfectly suited to multi generational living, combining an immaculate three bedroom detached family home with a beautifully presented detached one bedroom bungalow set within the grounds. The main residence offers spacious, modern and exceptionally well maintained accommodation comprising an Entrance Porch, generous lounge, converted garage providing a versatile Utility/Store Room, Dining Room, Cloakroom/WC, cosy snug, bright Sun Room and a high specification fitted Kitchen. To the First Floor are three well-proportioned Bedrooms, including a principal Bedroom with En-suite Shower Room, a second Bedroom with En-suite WC, and a luxurious four-piece Family Bathroom. The detached annex provides ideal independent accommodation for a relative, guest or dependant, comprising a Lounge, fitted Kitchen, Hallway, double Bedroom and Shower Room. The annex also benefits from its own private front and rear gardens, creating a wonderful sense of independence and privacy. Outside, the property is approached via a substantial block paved and gravelled driveway providing ample off-street parking for numerous vehicles, whilst the enclosed rear garden offers an attractive space for outdoor entertaining and family enjoyment. Viewing is highly recommended to fully appreciate the outstanding standard of accommodation, exceptional versatility and rare lifestyle opportunity this unique home has to offer.



1 Lincoln Road, North Hykeham, Lincoln, LN6 8DL



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. The property is situated on the border with the residential area of North Hykeham, to the South West of Lincoln, with 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.

MAIN ACCOMMODATION

PORCH

With double glazed windows to the side aspects.

LOUNGE

18' 1" x 12' 5" (5.53m x 3.79m) With double glazed window to the front aspect and radiator.



CONVERTED GARAGE/UTILITY

18' 6" x 8' 0" (5.64m x 2.44m) With double glazed window to front aspect, plumbing and space for a washing machine and wall mounted gas fired central heating boiler.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, chrome towel radiator, tiled splashbacks and laminate flooring.

DINING ROOM

16' 4" x 12' 5" (4.99m x 3.79m) With double glazed window to the side aspect, staircase to the first floor, laminate flooring and radiator.

SNUG

11' 11" x 6' 11" (3.65m x 2.13m) With double glazed French doors to the sun room, laminate flooring and radiator.

SUN ROOM

13' 7" x 13' 5" (4.16m x 4.10m) With double glazed French doors to the rear garden, two Velux windows and tiled flooring.

KITCHEN

20' 11" x 7' 11" (6.39m x 2.42m) Fitted with a stylish range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, space for Range cooker, kickboard lighting, tiled splashbacks, laminate flooring, understairs storage cupboard, double glazed window to the rear aspect and door to the garden.

FIRST FLOOR LANDING

With double glazed window to the side aspect and radiator.

BEDROOM 1

12' 7" x 12' 5" (3.84m x 3.81m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls, laminate flooring and radiator.

BEDROOM 2

16' 1 (max)" x 12' 7" (4.9m x 3.84m) With double glazed window to the front aspect, fitted wardrobes and radiator.

EN-SUITE WC

Fitted with close coupled WC and pedestal wash hand basin, part tiled walls and laminate flooring.

BEDROOM 3

11' 5" x 7' 11" (3.50m x 2.43m) With double glazed window to the front aspect and radiator.

FAMILY BATHROOM

Fitted with a luxurious four piece suite comprising of freestanding bath tub, shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls and flooring, radiator and double glazed window to the rear aspect.





ANNEX

KITCHEN

10' 1" x 8' 11" (3.08m x 2.73m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob, spaces for fridge and washing machine, tiled splashbacks and double glazed window to the rear aspect.

LOUNGE

14' 11" x 8' 8" (4.56m x 2.66m) With double glazed French doors to the rear garden, double glazed windows to the side and rear aspects, electric fire in a decorative fireplace and tiled flooring.

HALL

BEDROOM

14' 0" x 10' 0" (4.28m x 3.06m) With double glazed window to the front aspect and electric radiator.

SHOWER ROOM

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

OUTSIDE

The property is set back from the road with a large block paved and gravelled driveway providing ample off road parking. There is side access to the rear of the property leading to a generous enclosed garden, mainly laid to lawn and artificial lawn, with timber built covered bar area with patio seating area, as well as garden shed.

The Annex benefits from its own front and rear gardens, with the front being laid to block paving, and the rear being laid to lawn with timber outbuildings.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING — C.

COUNCIL TAX BAND — D.

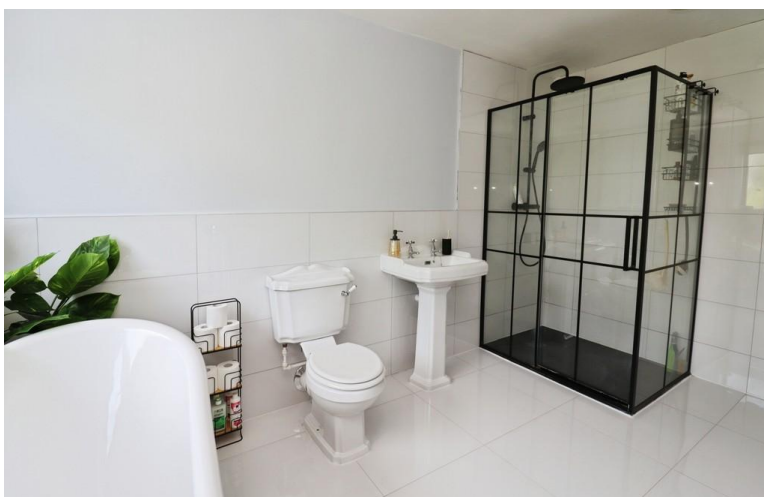
LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

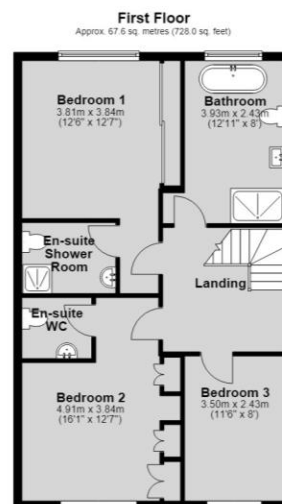
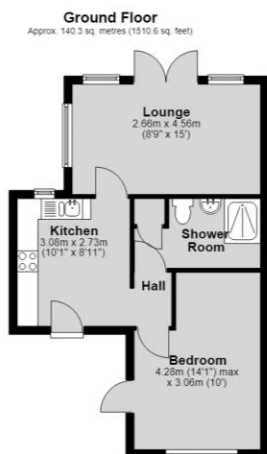
BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here - [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.







Total area: approx. 208.0 sq. metres (2238.6 sq. feet)

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

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

<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 RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey M RICS.

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 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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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.

