



23 Wood Lane, South Hykeham,
Lincoln, LN6 9NL

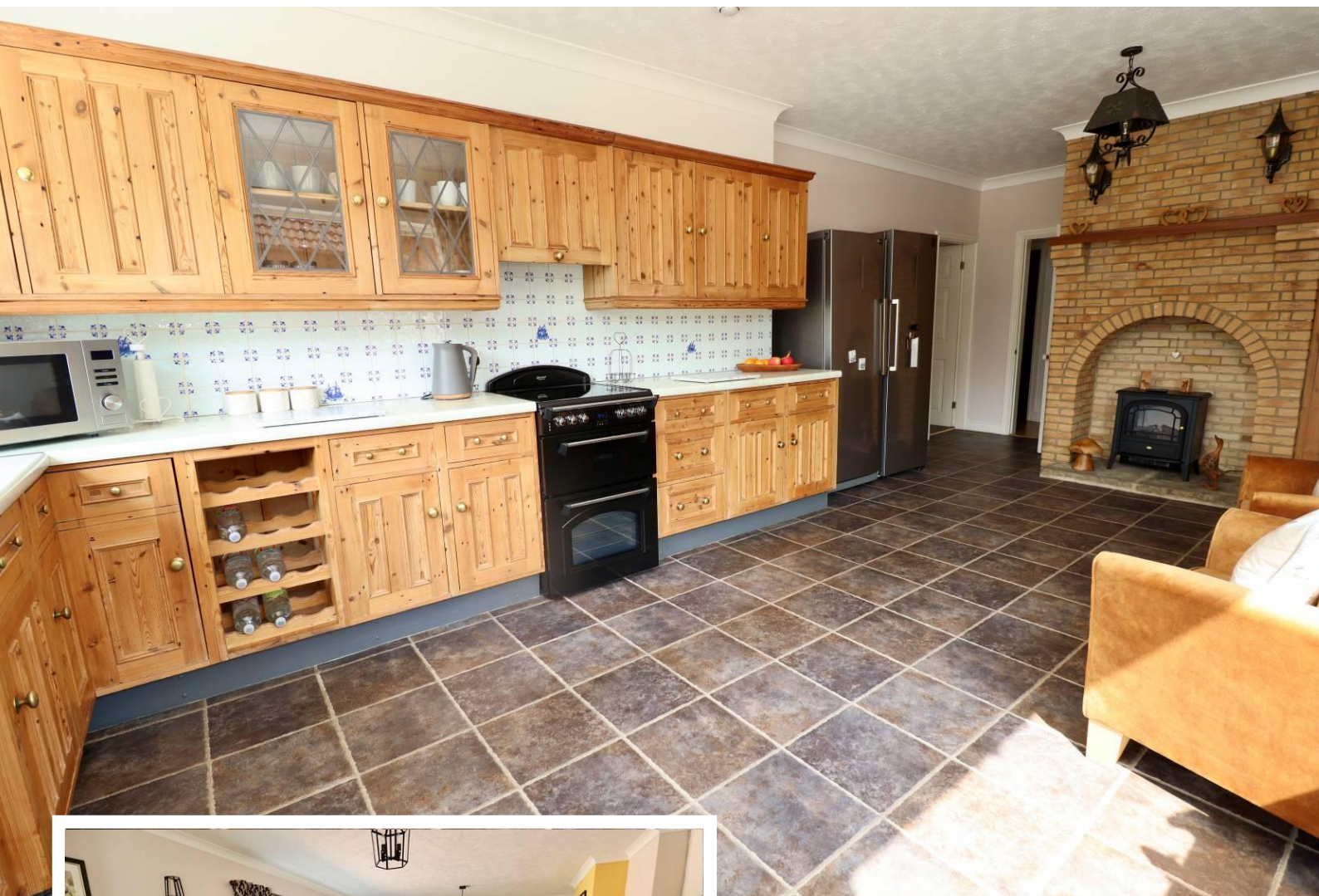


Book a Viewing!

£625,000

Situated in a secluded tucked away position in the village of South Hykeham, a substantial Three Bedroom Detached Family Bungalow, with the addition of a spacious One Bedroom Annex. The property sits on a generous plot of approximately 0.45 acres, with immaculate internal accommodation comprising of Entrance Hall, Lounge, Dining Room with impressive Inglenook fireplace, Kitchen/Breakfast Room, Utility/Boot Room, Three Double Bedrooms, Master with Dressing Room (formerly a fourth bedroom) and Two Family Bathrooms. The Self Contained Annex has Entrance Hall, Lounge, Kitchen/Diner, Bedroom and Bathroom. The property sits on a large plot with formal enclosed courtyard garden, lawned areas, gravelled driveway, double garage, Home Office ideal for working from home, and the addition of a paddock, backing onto woodland. Viewing of this versatile and impressive property is highly recommended to appreciate the accommodation on offer and the position in which it sits.





SERVICES

Mains electricity, water and drainage. Oil Central Heating in the House and Gas Central Heating in the Annex.

EPC RATING – E.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is well located within the popular residential area of South Hykeham which is located South of Lincoln and North Hykeham. The property is close to 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.



ENTRANCE HALL

With radiator.

KITCHEN/BREAKFAST ROOM

24' 9" x 20' 6" (7.55m x 6.27m) Fitted with a range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, space for cooker, tiled splashbacks, electric stove in a brick fireplace, radiator and double glazed windows to the front and side aspects.

UTILITY/BOOT ROOM

13' 7" x 8' 3" (4.16m x 2.52m) Fitted with base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, tiled flooring and splashbacks, radiator and double glazed window to the front aspect.



LOUNGE

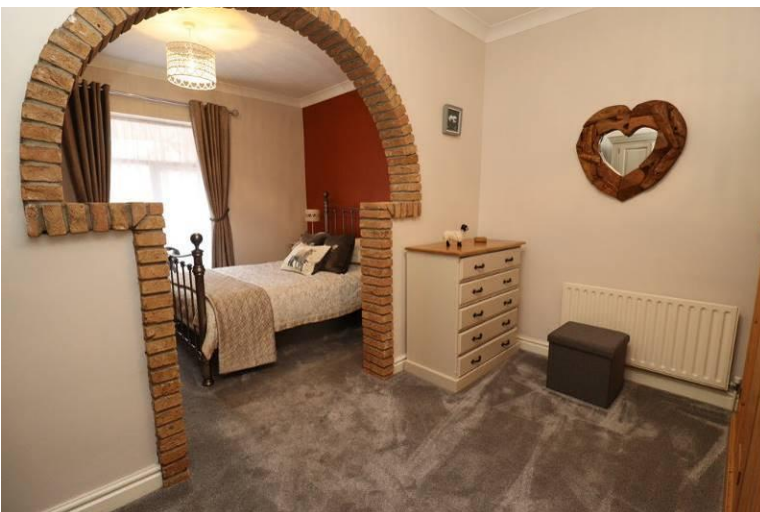
25' 1" x 16' 3" (7.66m x 4.97m) With double glazed window to the side aspect, open fire set within a decorative fireplace and radiator.

DINING ROOM

25' 1" x 16' 4" (7.67m x 5.00m) With impressive feature Inglenook fireplace with log burner inset, double glazed French doors to the garden, double glazed window to the side aspect, oak flooring and radiator.

HALL

With oak flooring and radiator.



BEDROOM 1

11' 11" x 8' 10" (3.65m x 2.70m) With double glazed window to the side aspect and radiator.

DRESSING ROOM

12' 0" x 7' 7" (3.67m x 2.33m) Formerly a bedroom, with radiator.

BEDROOM 2

11' 11" x 10' 10" (3.65m x 3.31m) With double glazed window to the side aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of p-shape panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled walls and chrome towel radiator.



BEDROOM 3 / SUN ROOM

13' 8" x 9' 0" (4.18m x 2.76m) With double glazed sliding patio doors to the rear courtyard and radiator.

BATHROOM

Fitted with a three piece suite comprising of freestanding roll top bath, close coupled WC and pedestal wash hand basin, part tiled walls, chrome towel radiator and double glazed window to the rear aspect.



ANNEX

HALL

With radiator.

LOUNGE

20' 2" x 16' 0" (6.16m x 4.89m) With double glazed windows to the front and side aspects, gas fire set within a feature fireplace and two radiators.

KITCHEN/DINER

20' 0" x 17' 7" (6.10m x 5.36m) Fitted with a range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan, spaces for washing machine and fridge freezer, cupboard housing the central heating boiler, tiled splashbacks, laminate flooring, two radiators, spotlights, double glazed window to the rear aspect and double glazed French doors to the courtyard.

BEDROOM

13' 6" x 12' 9" (4.13m x 3.90m) With large built-in wardrobe, double glazed window to the rear aspect and radiator.

BATHROOM

With freestanding roll top bath, close coupled WC and pedestal wash hand basin, part tiled walls, towel radiator and double glazed window to the rear aspect.



OUTSIDE

The property sits in a tucked away position on a plot of approximately 0.45 acres. There is a gated gravelled driveway providing ample off street parking for multiple vehicles, access to the garage and to the paddock. To the rear of the property there is an enclosed block paved courtyard, accessible from the bungalow and the annex. There is a further area of block paved and lawned garden to the front of the annex with flower beds and garden shed. There is an additional lawned paddock backing onto woodland.

HOME OFFICE

18' 5" x 11' 10" (5.63m x 3.63m) Ideal for home working, with double glazed sliding patio doors to the rear garden and radiator.

DOUBLE GARAGE

23' 9 (max)" x 21' 11 (max)" (7.24m x 6.68m) With electric up and over door to the front, double glazed window to the side aspect, central heating boiler, light and power.





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CWH 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.

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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.

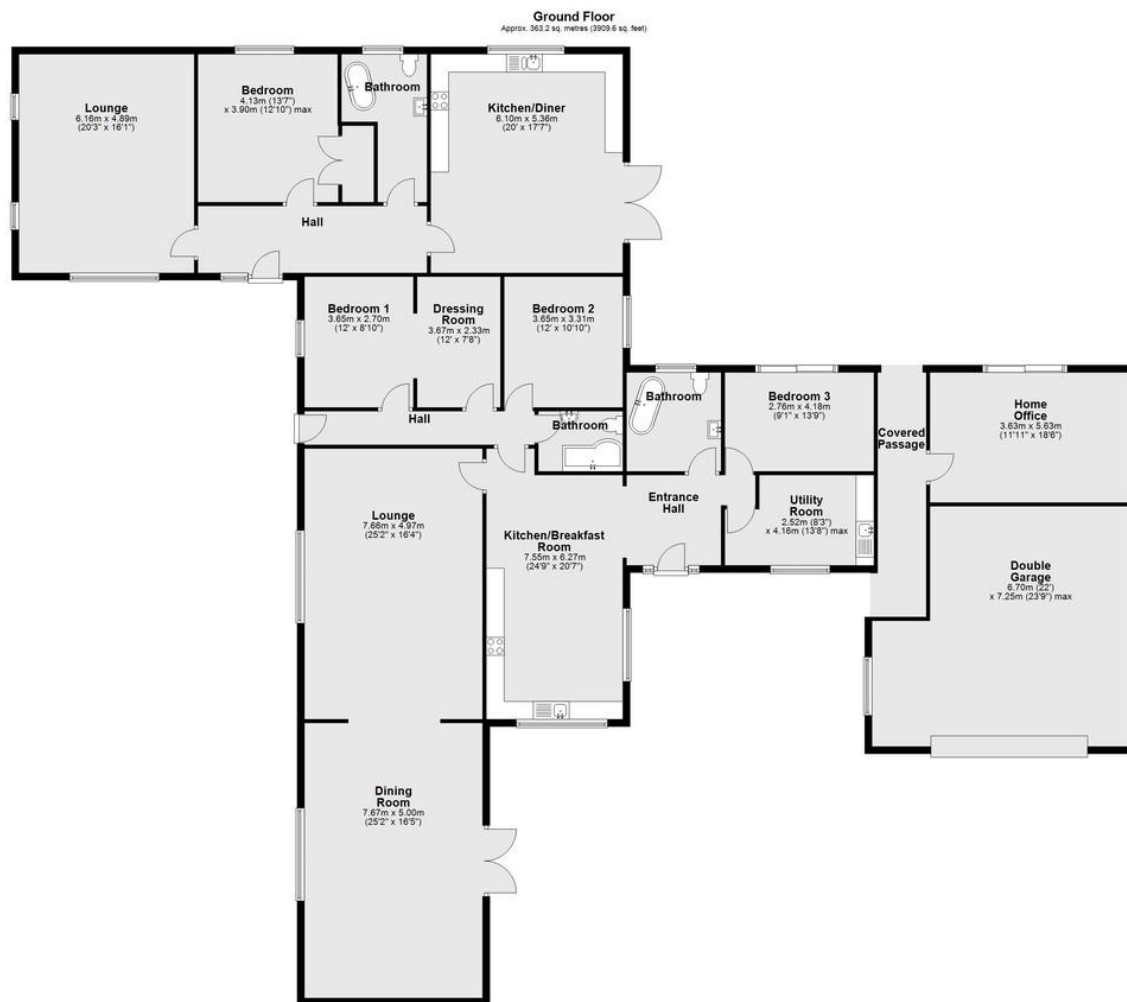
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

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 given notice that:

- 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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