



37 Otho Way

North Hykeham, Lincoln, LN6 9ZD



Book a Viewing!

£265,000

Situated at the end of a quiet cul-de-sac on the edge of the sought after Manor Farm development in North Hykeham, this modern and spacious Three/Four Bedroom, Three Storey Semi-Detached Home offers versatile and well presented accommodation throughout. The ground floor comprises an Entrance Hall, Cloakroom/WC, a flexible Playroom or Study and an impressive Open Plan Living Kitchen Diner with French doors opening onto the rear garden - ideal for both everyday living and entertaining. On the First Floor, there is a generous formal Lounge, which could also serve as a Fourth Bedroom, along with a well appointed Master Bedroom featuring fitted wardrobes and an En-suite Shower Room. The Second Floor offers Two further Double Bedrooms and a contemporary Family Bathroom. Externally, the property benefits from low maintenance front garden, a driveway providing off road parking for multiple vehicles complete with an EV charger, and a single garage. To the rear, a private, enclosed, landscaped garden provides an excellent outdoor space. Early viewing is highly recommended to fully appreciate this fantastic family home.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

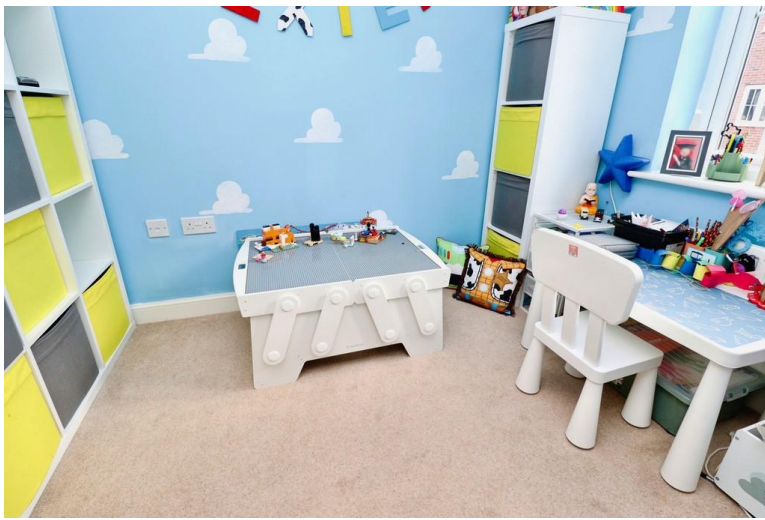
LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is ideally situated in the popular residential area of North Hykeham, located to the south west of Lincoln. It benefits from close proximity to a wide range of amenities, including schools for all age groups, a doctor's surgery, the Forum Shopping Centre, an ASDA superstore, public houses, and a train station. The location also offers excellent transport links, with easy access to the A46 bypass, providing onward connections to the A1 and the mainline train station at Newark. Set within the Manor Farm development, the property enjoys additional convenience with local facilities including a primary school, Co-op store, hairdresser, fish and chip takeaway, library, playing field and two play parks.



ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, double storage cupboard housing the gas fired central heating boiler, Hive heating controls, tiled flooring and radiator.

CLOAKROOM/WC

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

PLAYROOM/STUDY

9' 2" x 6' 3" (2.80m x 1.92m) With double glazed window to the front aspect and radiator.

OPEN PLAN LIVING KITCHEN DINER

23' 7" x 13' 1" (7.19m x 4.00m) A superb open plan living space, featuring a well appointed kitchen fitted with a comprehensive range of base and wall units topped with stylish work surfaces. The kitchen includes a stainless steel 1.5 bowl sink with side drainer and mixer tap, along with integrated appliances including a fridge freezer, dishwasher and washer dryer. There is also an electric oven, gas hob with extractor fan above, and enhanced lighting throughout, including under counter lights, kickboard lights and spotlights. The space is finished with tiled flooring and a radiator, and a useful under-stairs storage cupboard. A double glazed bay window and French doors provide plenty of natural light and open out onto the rear garden.



FIRST FLOOR LANDING

With staircase to the second floor and radiator.

LOUNGE

12' 9" x 12' 0 (max)" (3.91m x 3.66m) With two double glazed windows to the front aspect and radiator.



BEDROOM 1

13' 0" x 9' 11" (3.98m x 3.04m) With a range of fitted wardrobes and drawers, two double glazed windows to the rear aspect and radiator.

EN SUITE SHOWER ROOM

7' 1" x 4' 11" (2.16m x 1.52m) Fitted with a three piece suite comprising of double shower cubicle with rainfall shower, close coupled WC and wash hand basin in a vanity style unit with storage beneath, chrome towel radiator, tiled flooring, part tiled walls and double glazed window to the side aspect.

SECOND FLOOR LANDING

With loft access point and radiator.

BEDROOM 2

12' 11" x 10' 1" (3.94m x 3.08m) With Velux window to the rear aspect, airing cupboard and radiator.



BEDROOM 3

12' 9" x 9' 3" (3.90m x 2.84m) With double glazed window and Velux window to the front aspect, over stairs storage cupboard and radiator.



BATHROOM

6' 4" x 5' 10" (1.95m x 1.80m) Fitted with a three piece suite comprising of panelled bath with central taps, shower over and glass shower screen, close coupled WC and pedestal wash hand basin, part tiled walls, tiled flooring, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property is a gravelled garden with mature shrubs. To the side is a driveway providing off street parking for multiple vehicles, electric vehicle charge point and access to the garage. The detached single garage has up and over door to the front, light and power. To the rear is a private enclosed garden laid mainly to lawn with patio seating area, raised planters with benches inset, decked seating area, outside tap and sockets.

NOTE

In order to comply with the Property Misdescriptions Act 1979 we must point out that the vendor is a member of staff at Mundys.

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.n

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 - HOW WE MAY REFER YOU TO

Shirley & Co Estate Agents, Ringrose Law LLP, Burton & Co., Taylor Rose Bridge McFarland, Dale & Co, Bird & 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 the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Water and Calum Lyman 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 Finance and Services who will be able to offer a range of financial services products. Should you decide to instruct, Mundys Finance and Services 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 HomeBuyer 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

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

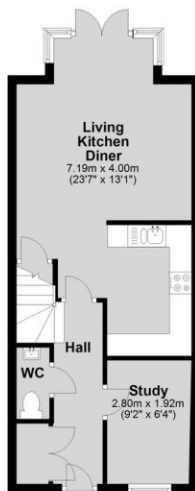
GENERAL

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 are for the vendors (Lessors) for whom they act as Agents given their ethical.

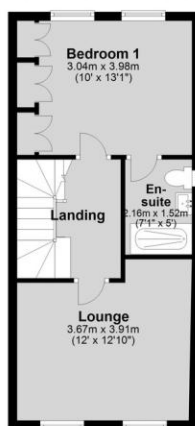
- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
- All descriptions, dimensions, references to condition 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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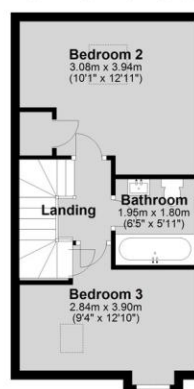
Ground Floor
Approx. 39.3 sq. metres (423.4 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.4 sq. feet)



Second Floor
Approx. 29.9 sq. metres (321.9 sq. feet)



Total area: approx. 105.1 sq. metres (1131.7 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

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.



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