



**108 Hykeham Road**

Lincoln, LN6 8AB



Book a Viewing!

**£280,000**

Situated on the border between Lincoln and North Hykeham, a charming traditional three bedroom bay fronted semi detached family home offering spacious and versatile accommodation throughout. Beautifully maintained, the property comprises of Porch, welcoming Entrance Hall, Lounge, Dining Room, Rear Lobby, Pantry, modern fitted Kitchen, Utility Room, Cloakroom/WC and useful Store Room. To the First Floor there are three well proportioned Bedrooms and a four piece family Bathroom. Externally, the property benefits from a block paved driveway providing ample off street parking for multiple vehicles, a low maintenance front garden and a generous enclosed rear garden featuring a Summer house and workshop, ideal for entertaining or hobbies. Viewing of this delightful family home is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

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

**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.



#### PORCH

#### HALL

With staircase to the first floor and radiator.

#### LOUNGE

12' 8" x 12' 0" (3.88m x 3.66m) With double glazed bay window to the front aspect, electric fire set within a decorative fire surround and two radiators.

#### DINING ROOM

12' 8" x 11' 11" (3.88m x 3.65m) With double glazed French doors to the rear garden and radiator.

#### REAR LOBBY

With large under stairs storage cupboard and door to the rear garden.



#### PANTRY

With storage shelving and double glazed window to the side aspect.

#### KITCHEN

10' 4" x 8' 10" (3.15m x 2.71m) Fitted with a modern range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, eye level electric oven, electric hob with decorative glass splashback and extractor fan over, integrated microwave and dishwasher, tall radiator, tiled flooring, spotlights and double glazed window to the side aspect.

#### UTILITY ROOM

8' 11" x 5' 10" (2.74m x 1.80m) With spaces for washing machine, tumble dryer and fridge freezer, stainless steel sink with side drainer and mixer tap over, tiled splashbacks and flooring, radiator and double glazed window to the side aspect.



#### REAR PORCH

With laminate flooring and door to the rear garden.

#### CLOAKROOM/WC

With close coupled WC, laminate flooring and double glazed window to the side aspect.

#### STORE

With wall mounted gas fired central heating boiler, storage shelving and loft storage.

#### FIRST FLOOR LANDING

With large storage cupboard and access to the loft space. The loft space is boarded with pull down ladder, Velux window, light and power.

#### BEDROOM 1

12' 9" x 11' 11" (3.90m x 3.64m) Fitted with a range of bedroom furniture including fitted wardrobes, over bed storage, bedside tables and dressing table, double glazed window to the rear aspect and radiator.

#### BEDROOM 2

12' 0" x 9' 4" (3.67m x 2.85m) With fitted wardrobes, double glazed window to the front aspect and radiator.





### BEDROOM 3

9' 4" x 9' 0" (2.86m x 2.76 m) With double glazed window to the front aspect and radiator.

### BATHROOM

8' 11" x 6' 4" (2.73m x 1.95 m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, part tiled walls, radiator and double glazed window to the side aspect.

### OUTSIDE

To the front of the property there is a gravelled garden with tree inset behind fencing. There is a block paved driveway providing ample off street parking. To the rear of the property there is a beautifully maintained enclosed garden laid mainly to lawn with patio seating area. In addition there is a Summer house with light and power, a workshop and storage shed.



### 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

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### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sils & Betteridge, 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 these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum 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.

Coverings 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 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 roughly checked.

### GENERAL

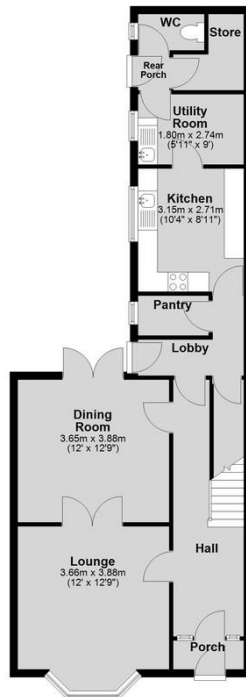
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### Ground Floor

Approx. 68.6 sq. metres (738.0 sq. feet)



### First Floor

Approx. 47.9 sq. metres (516.1 sq. feet)



Total area: approx. 116.5 sq. metres (1254.1 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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