



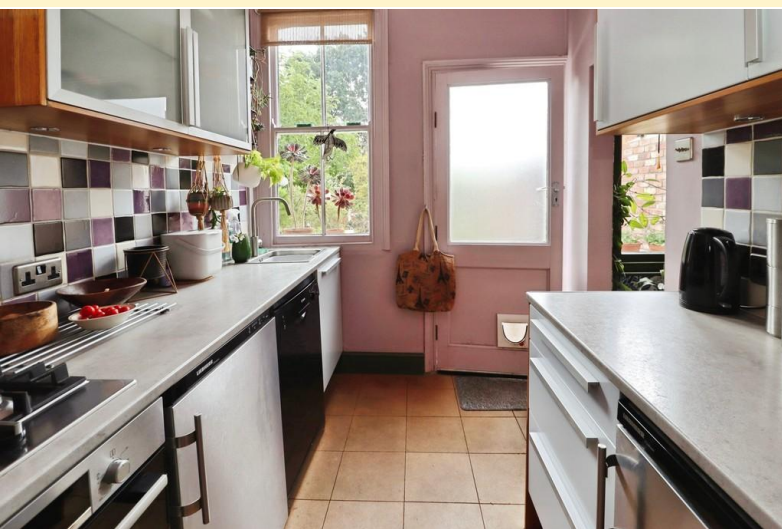
**37 Hykeham Road,
Lincoln, LN6 8AA**



Book a Viewing!

£250,000

A charming traditional Three Bedroom Bay Fronted Semi Detached Home, ideally positioned on the ever popular Hykeham Road to the south of Lincoln. Offering well proportioned and versatile accommodation arranged over three floors, the property comprises a welcoming Entrance Hall, elegant bay fronted Lounge, separate Dining Room, fitted Kitchen, Utility Room and Shower Room. To the first floor, the Landing provides access to two generous Double Bedrooms and a luxurious Family Bathroom, whilst an inner Landing leads to a further Double Bedroom on the second floor. Externally, the property benefits from a substantial driveway providing off-road parking for multiple vehicles, together with a front garden and an extensive, private rear garden. The rear garden also features a spacious and useful brick-built store, providing excellent additional storage. An attractive period home offering generous accommodation, excellent outside space and a convenient location, with viewing highly recommended to fully appreciate all that this property has to offer.





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.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor and radiator.

LOUNGE

13' 6" x 11' 11" (4.12m x 3.65m) With double glazed bay window to the front aspect, decorative fireplace and radiator.



DINING ROOM

With sash window to the rear aspect, decorative fireplace, exposed floorboards and radiator.

KITCHEN

9' 9" x 6' 11" (2.98m x 2.11m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with mixer tap over, electric oven, gas hob, spaces for fridge, freezer and dishwasher, cupboard housing the gas fired central heating boiler, tiled flooring, door to the garden and sash window to the rear aspect.

UTILITY

With plumbing for washing machine and sash window to the side aspect.



SHOWER ROOM

6' 4" x 5' 8" (1.95m x 1.74m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wall hung wash hand basin, tiled flooring, towel radiator and window to the side aspect.

FIRST FLOOR LANDING

With overstairs storage cupboard, sash window to the front aspect and radiator.

BEDROOM 1

13' 5" x 11' 11" (4.09m x 3.64m) With fitted wardrobes, sash window to the front aspect, decorative fireplace, exposed floorboards and radiator.

BEDROOM 2

12' 0" x 9' 8" (3.67m x 2.95m) With sealed decorative fireplace, sash window to the rear aspect, understairs storage cupboard and radiator.



BATHROOM

9' 8" x 7' 0" (2.95m x 2.14m) Fitted with a three piece suite comprising of freestanding roll top bath, close coupled WC and wash hand basin in a vanity style unit, radiator and sash window to the rear aspect.

INNER LANDING

With staircase to the second floor and radiator.

BEDROOM 3

19' 2" x 11' 11" (5.85m x 3.65m) With double glazed window to the side aspect, eaves storage cupboards, fitted wardrobe and exposed floorboards.



OUTSIDE

To the front of the property there is a driveway providing off-road parking for multiple vehicles, as well as access to a further gated parking space. There is an established front garden with mature shrubs set behind low level wall. To the rear there is an enclosed and established rear garden with extensive lawned area, a patio seating area, flowerbeds mature shrubs and trees. In addition there is an attached brick store, with window to the side aspect, light and power.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City 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.

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 015 22 55 60 88 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

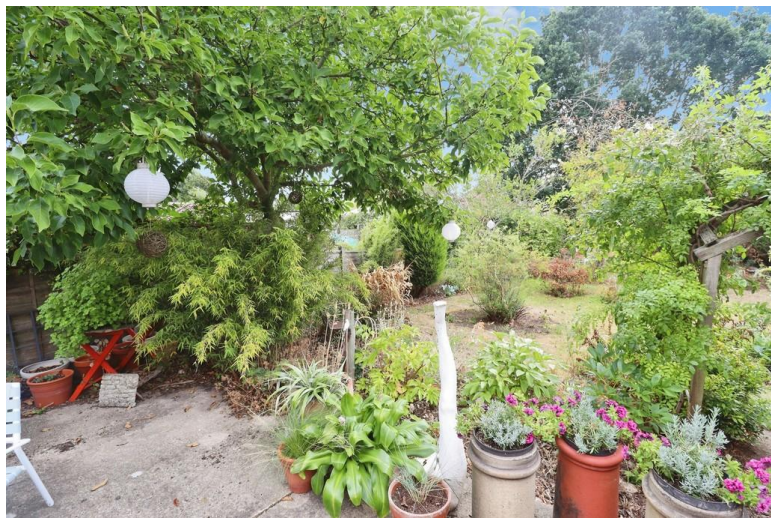
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 give notice that:

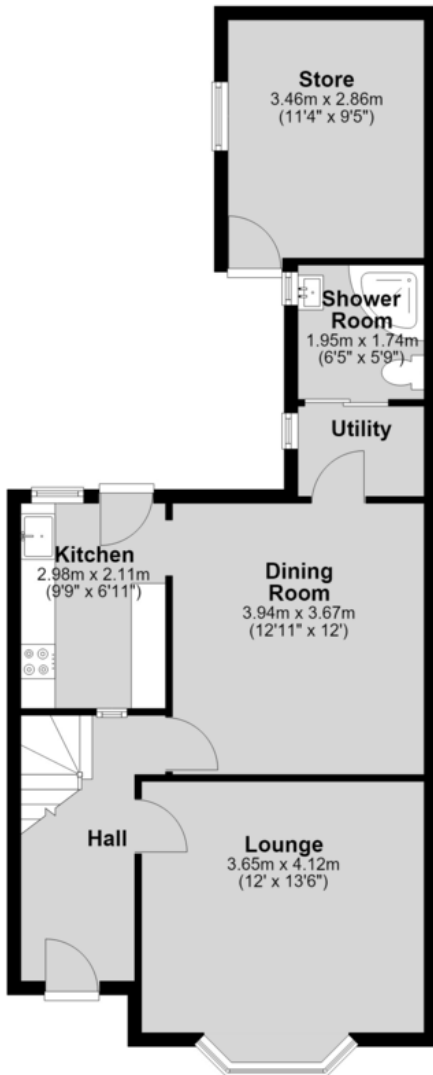
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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

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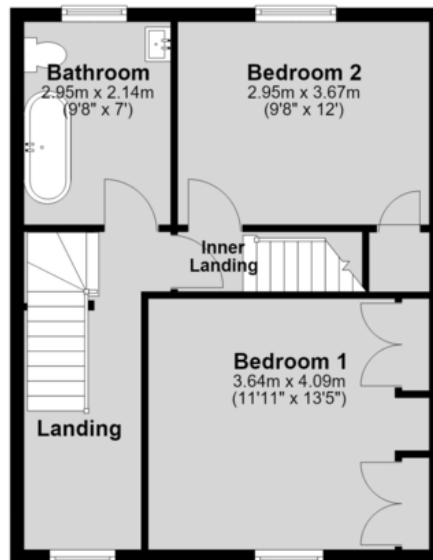
Ground Floor

Approx. 50.4 sq. metres (542.0 sq. feet)
(excluding Store)



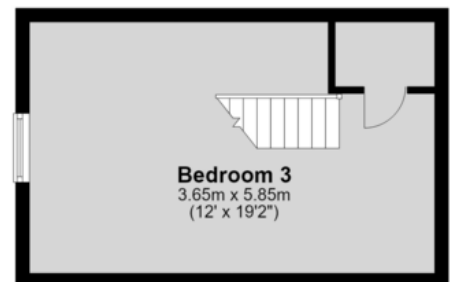
First Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



Second Floor

Approx. 21.4 sq. metres (229.8 sq. feet)



Total area: approx. 117.0 sq. metres (1258.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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.

