



372 Newark Road
Lincoln, LN6 8RX



Book a Viewing!

£347,000

A traditional and beautifully presented four bedroom semi detached family home, ideally situated in a popular residential location on the border of Lincoln and North Hykeham. Offering an abundance of character and retaining many original features, the property boasts spacious and versatile accommodation comprising a porch, welcoming entrance hall, bay fronted lounge with log burner, dining room, and an impressive open plan kitchen and living area. To the first floor are three generous double bedrooms and a stylish family bathroom, whilst the second floor is dedicated to a superb master suite featuring a Juliet balcony and modern en-suite shower room. Outside, the property benefits from a driveway providing off-road parking for multiple vehicles and a substantial non estate rear garden, predominantly laid to lawn. Viewing is highly recommended to fully appreciate the character, condition and exceptional accommodation on 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

PORCH

With tiled flooring.

ENTRANCE HALL

With staircase to the first floor, oak wood flooring and radiator.



LOUNGE

12' 3" x 11' 11" (3.75m x 3.65m) With double glazed bay window to front aspect, radiator, oak wood flooring and feature brick fireplace with wood burner.

DINING ROOM

13' 3" x 12' 4" (4.05m x 3.76m) With double glazed French doors to the rear garden, gas fire with feature fireplace surround, oak wood flooring and radiator.

OPEN PLAN LIVING KITCHEN

26' 2" x 9' 4" (8.00m x 2.85m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink unit side drainer and mixer tap over, spaces for cooker and fridge freezer, under stairs pantry cupboard, cupboard housing the gas central heating boiler and with plumbing for washing machine, tiled splashbacks, radiator, two double glazed windows to the side aspect and double glazed French doors to the rear garden.

FIRST FLOOR LANDING

With staircase to the Second Floor.

BEDROOM 2

15' 9" x 11' 10" (4.82m x 3.63m) With two double glazed windows to front aspect, radiator, oak wood flooring and decorative fireplace.

BEDROOM 3

13' 3" x 9' 6" (4.06m x 2.90m) With double glazed window to the rear aspect and radiator.

BEDROOM 4 11' 6" x 9' 4" (3.53m x 2.85m) With double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of roll top bath with rainfall shower head over, close coupled WC and feature wash hand basin, towel radiator, tiled walls and flooring, spotlights and double glazed window to the side aspect.

SECOND FLOOR LANDING

With feature stained glass roof window.

BEDROOM 1

17' 6" x 11' 8" (5.35m x 3.58m) With Juliet balcony to the rear aspects and giving views of the garden, feature exposed brick wall, spotlights and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and feature wash hand basin, Velux window, tiled walls and flooring, spotlights and towel radiator.

OUTSIDE

To the front of the property there is a driveway providing off-road parking for multiple vehicles. There is a large rear garden which is mainly laid to lawn with gravelled patio area, flowerbeds and summer house. The summer house has light and power.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

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

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](#)

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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 are for the vendors (Lessors) for whom they act as Agents given notice that:

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