

## Wigsley Road, Lincoln, LN6 3LA



**Asking Price £235,000 Freehold**



This three-bedroom semi-detached house is for sale in a quiet cul-de-sac in the Lincoln area of North Hykeham, offering convenient access to local amenities, schools and parks. The property is available with no chain.

Internally, the accommodation includes two reception spaces, comprising a main living area and a large conservatory to the rear, providing additional flexible living or dining space. The kitchen includes dining space, allowing for an informal eating area. There are three bedrooms arranged as one double and two singles, together with a family bathroom featuring a jacuzzi bath. The property also benefits from a single garage and a long driveway for up to three cars. Externally, there is a south-facing garden, providing good natural light throughout the day. It has UPVC double glazing and gas central heating with radiators to all rooms (except conservatory).

The location is well served by local amenities in North Hykeham, including shops, supermarkets and leisure facilities. There are nearby schools in the area, making this property suitable for families as well as investors. Nearby green spaces such as local parks and playing fields offer opportunities for recreation and walking.

Public transport links are strong, with Hykeham railway station within easy reach, providing services to Lincoln in around 10 minutes and further connections towards Newark and Nottingham. Regular bus services run into Lincoln city centre, offering access to a wider range of shops, restaurants and cultural venues.

With an EPC rating of C and Council Tax Band B, this three-bedroom semi-detached house represents a practical option in a well-connected residential setting.

## Location Location Location

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## Porch 3'10" x 6'2"



The property is entered via the porch through an upper glazed UPVC door, having window to front with frosted glass, tiled floor with entrance course matting, consumer unit, spot lighting, coats hooks and a fully glazed wooden door to living room.

## Living Room 13'11" x 15'0"



Window to front, stairs to first floor landing, laminate flooring, wall mounted electric fire, fully glazed wooden door to kitchen/diner and multi bulb lighting unit on ceiling..

## Kitchen/Dining Room 9'6" x 15'0"



Window to rear, UPVC glazed double doors to conservatory, vinyl flooring, a range of cream gloss coloured wall and base units, laminate worktop with tiled splash-backs, Worcester wall mounted boiler, 4 ring gas hob with stainless steel extractor hood above, single electric oven below, sink with mixer tap, space and plumbing for two under-counter appliances, space for a tall fridge freezer, and two 3 spot light units on the ceiling.

## Conservatory 12'11" x 13'10"



Benefiting from the left side being walled apart from a slimline windows, the roof being pitched glass, the other two elevations being fully glazed with double doors to the patio, carpeted flooring.

**Bedroom 1**  
11'4" x 8'2"



**Bedroom 3/Toy Room**  
7'9" x 7'2"



Window to rear, fitted wardrobes, carpeted flooring and pendant lighting.

**Bedroom 2**  
12'3" x 8'2"



Window to front, carpeted flooring, high level wall TV point and single socket and spot lighting.

**Bathroom**  
6'8" x 6'6"



Window to front, carpeted flooring, high level wall TV point and single socket and spot lighting.

Window to rear, Jacuzzi bath with mixer shower over, close coupled toilet, a modern round sink on top of wooden vanity unit with mono bloc tap, fully tiled walls floor to ceiling, mirror, 4 spot lights on ceiling, extractor unit above bath, and tiled flooring and heated towel rail.

**Landing**  
8'9" x 4'6"



White balustrade, carpeted flooring, smoke alarm, loft access and burglar alarm keypad.

**Garage and Driveway**  
16'8" x 8'3"



Having up and over door to the front and UPVC glazed personnel door to the rear with electric sockets internally and a driveway for up to three cars.

**Outside**



The rear garden is laid mainly to lawn with perimeter gravelled edges with a side gate leading to garage

**Disclaimer 1**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to

check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

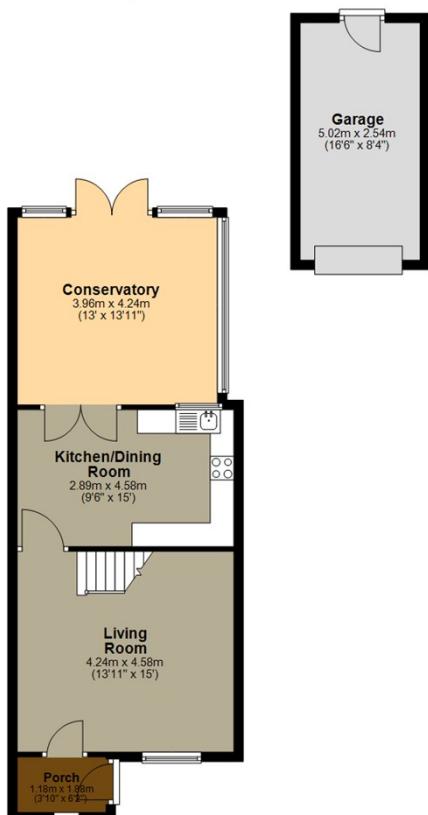
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

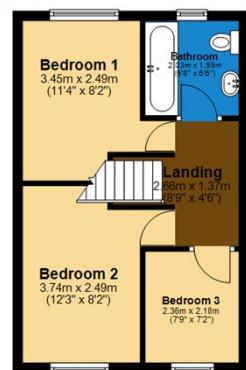
**Financial Services**

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

**Ground Floor**  
Approx. 65.5 sq. metres (704.8 sq. feet)



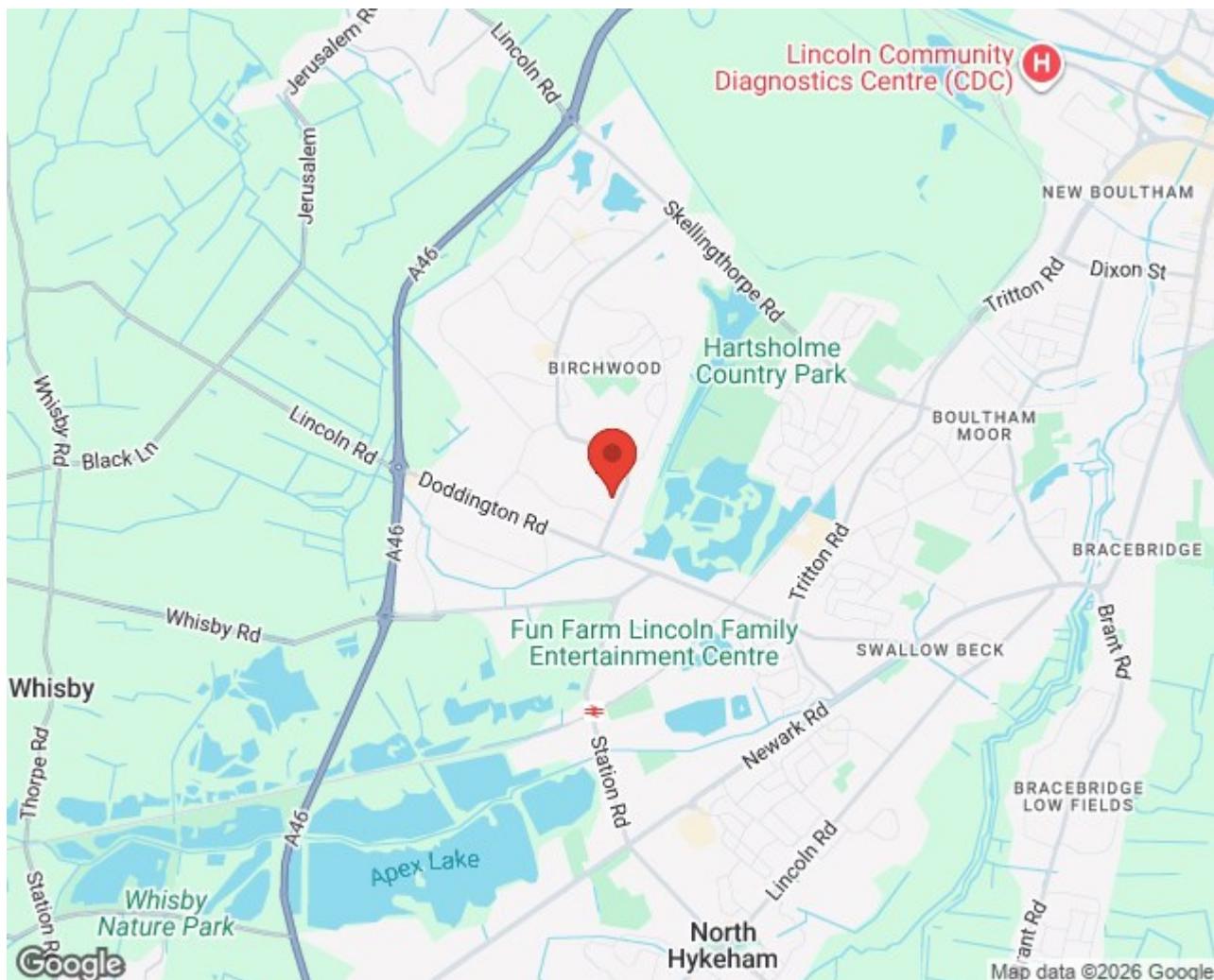
**First Floor**  
Approx. 36.0 sq. metres (387.7 sq. feet)



**Total area: approx. 101.5 sq. metres (1092.5 sq. feet)**

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Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	