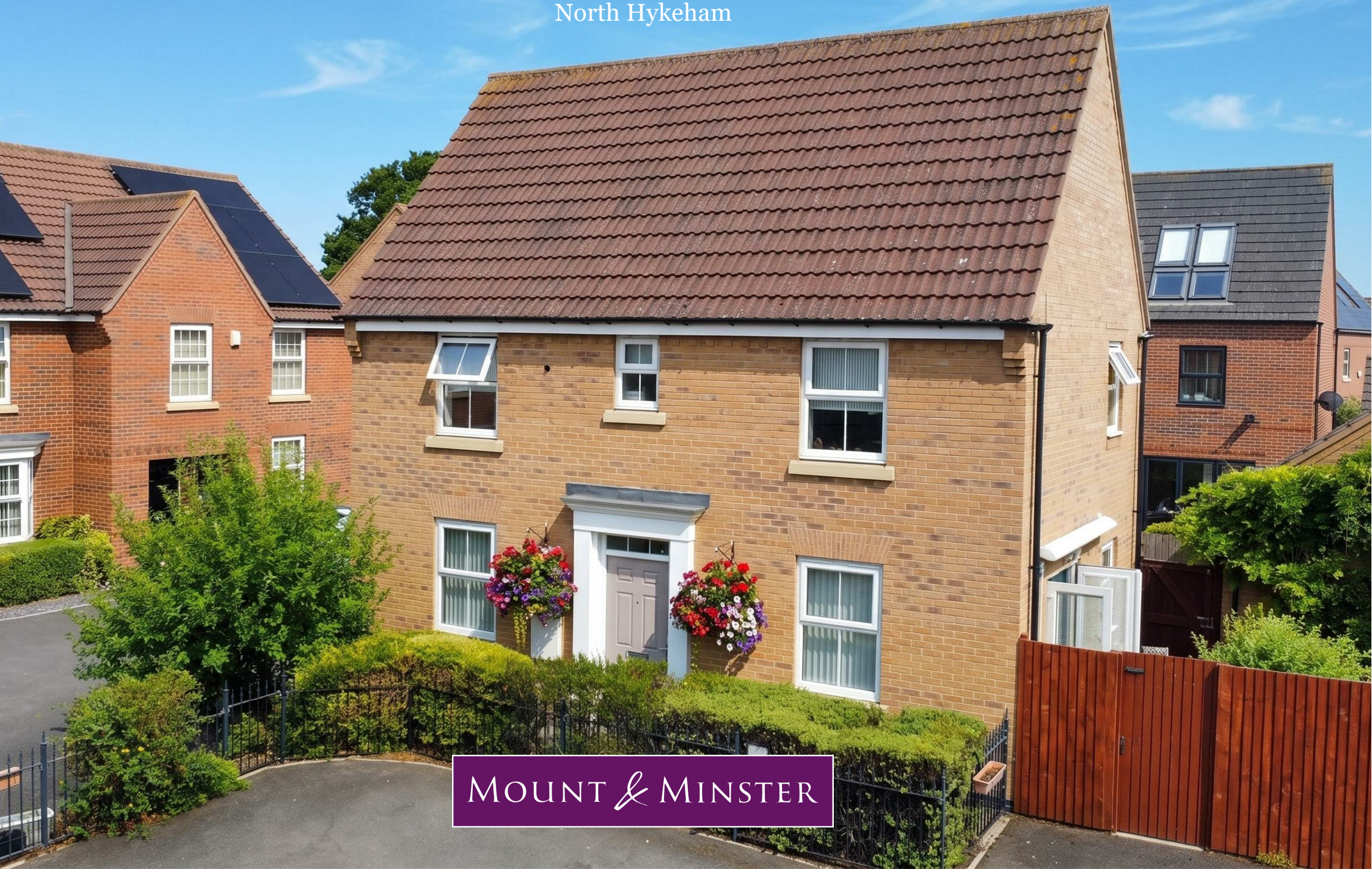


Claudius Road

North Hykeham



MOUNT & MINSTER

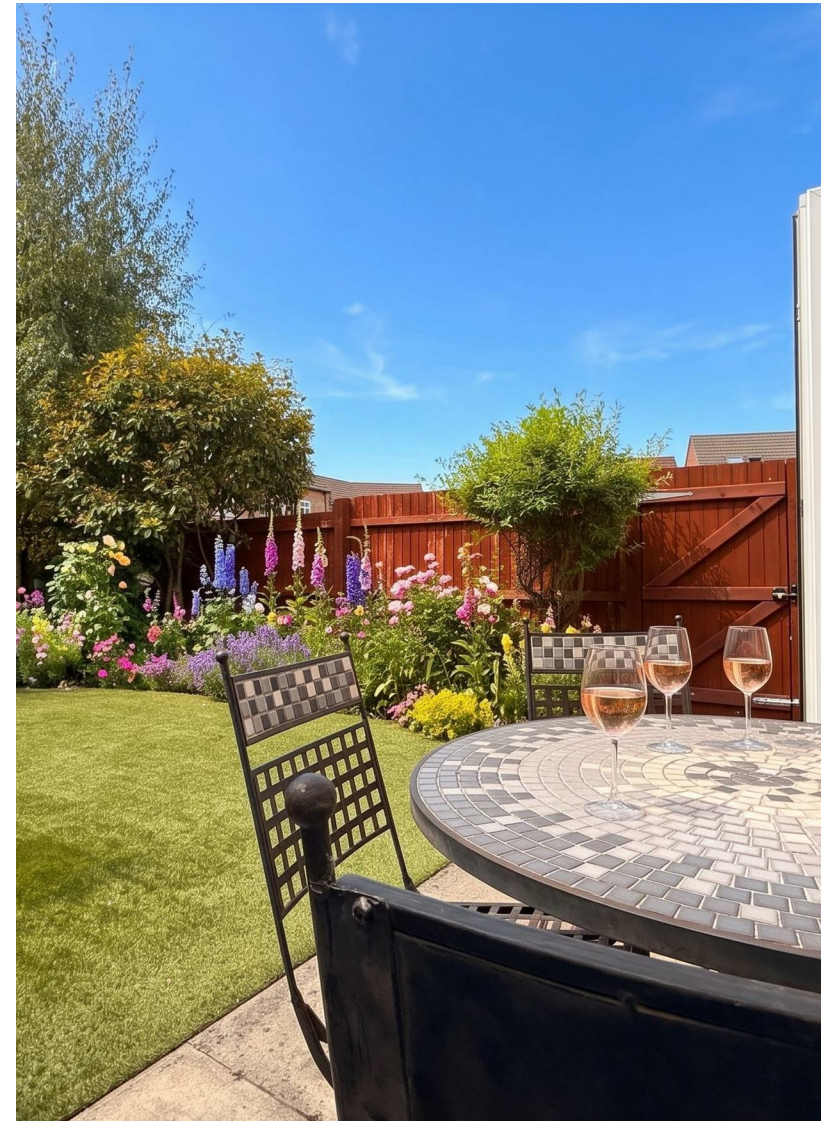


Claudius Road

North Hykeham

A delightful, modern and contemporary residence in a sought-after location, close to local amenities within walking distance and tucked away at the end of a cul-de-sac.

- Detached Home
- Three Bedrooms
 - Ensuite
 - Lounge
- Family Bathroom
 - Kitchen Diner
 - Downstairs WC
 - Utility
- Garage and Driveway
- Enclosed Rear Garden



MOUNT & MINSTER

INTRODUCTION

Situated within the popular Manor Farm Development close to local amenities, this immaculate and well-proportioned residence offers accommodation briefly comprising of a lounge, a modern stylish kitchen-diner which opens directly onto the garden, a separate utility and a downstairs cloakroom/WC. Upstairs there are three well-appointed bedrooms, the master bedroom benefitting from fitted wardrobes and a modern ensuite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

OUTSIDE

The property has an enclosed rear garden which is laid mainly to artificial lawn with a patio seating area with an electric awning installed above, together with attractive borders and established shrubs. There is a further private patio area tucked away behind the garage. The property has an enclosed driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up-and-over door to the front with light and power.

LOCATION

North Hykeham has a wealth of amenities to suit all ages to include schools, doctors, leisure facilities, supermarkets, public houses, restaurants and takeaways. There is a regular bus service into Lincoln City Centre and also towards the A46 bypass heading towards Newark which offers good rail links to London.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

COUNCIL TAX BAND

Band: C

North Kesteven District Council

METHOD OF SALE

The property is offered for sale by Private Treaty.





TENURE

Freehold with vacant possession on completion.

SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

By prior arrangement with the Agents: 01522 716450.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Some images may have been digitally enhanced to add furniture for illustrative purposes and not included in the sale or enhanced for seasonal presentation. No structural or permanent features offered for sale have been altered. Estate agents are required to perform Anti-Money Laundering (AML) checks on both buyers and sellers under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. In the event an offer is accepted, the buyer is required to complete a Credas Smart Search before instructing solicitors to verify identity under AML legislation at a cost of £75 per name acquiring the property.

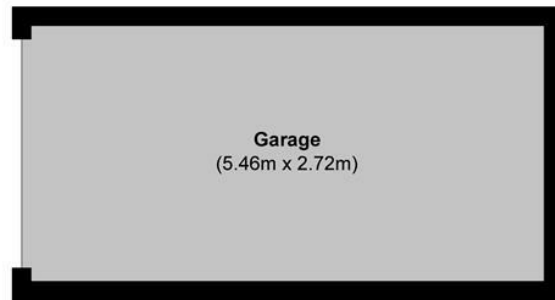
PARTICULARS

Drafted following clients' instructions of July 2026.



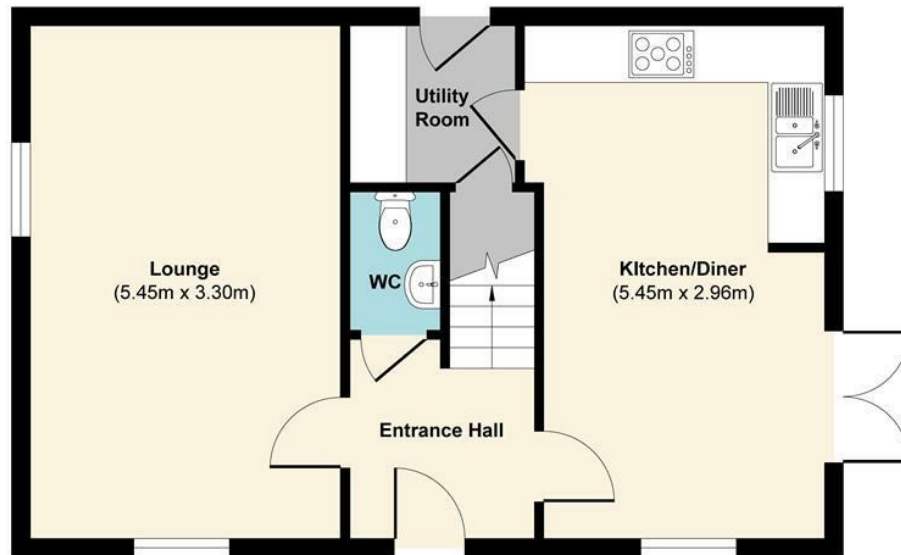


27 Claudius Road

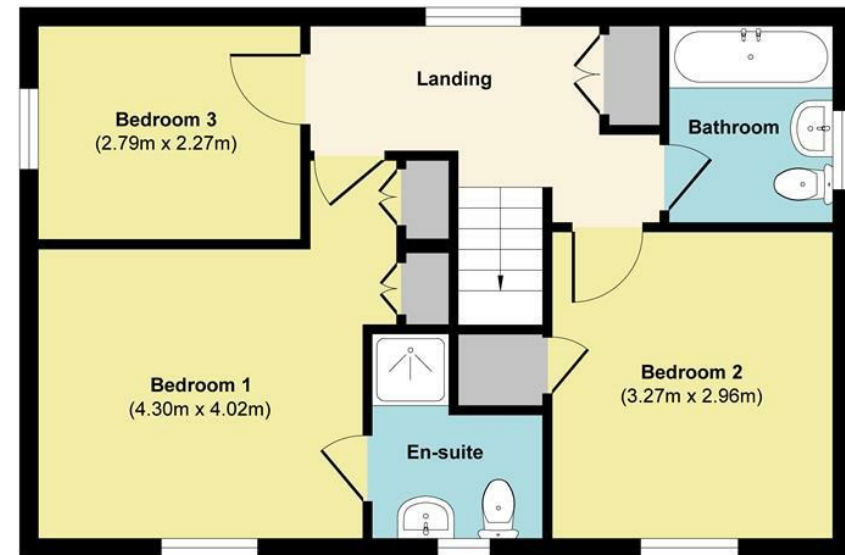


Garage
(5.46m x 2.72m)

Garage
Approximate Floor Area
(14.80 sq. m)



Ground Floor
Approximate Floor Area
(45.85 sq. m)



First Floor
Approximate Floor Area
(45.85 sq. m)

Approx. Gross Internal Floor Area 106.50 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

