

Claudius Road

North Hykeham



MOUNT & MINSTER

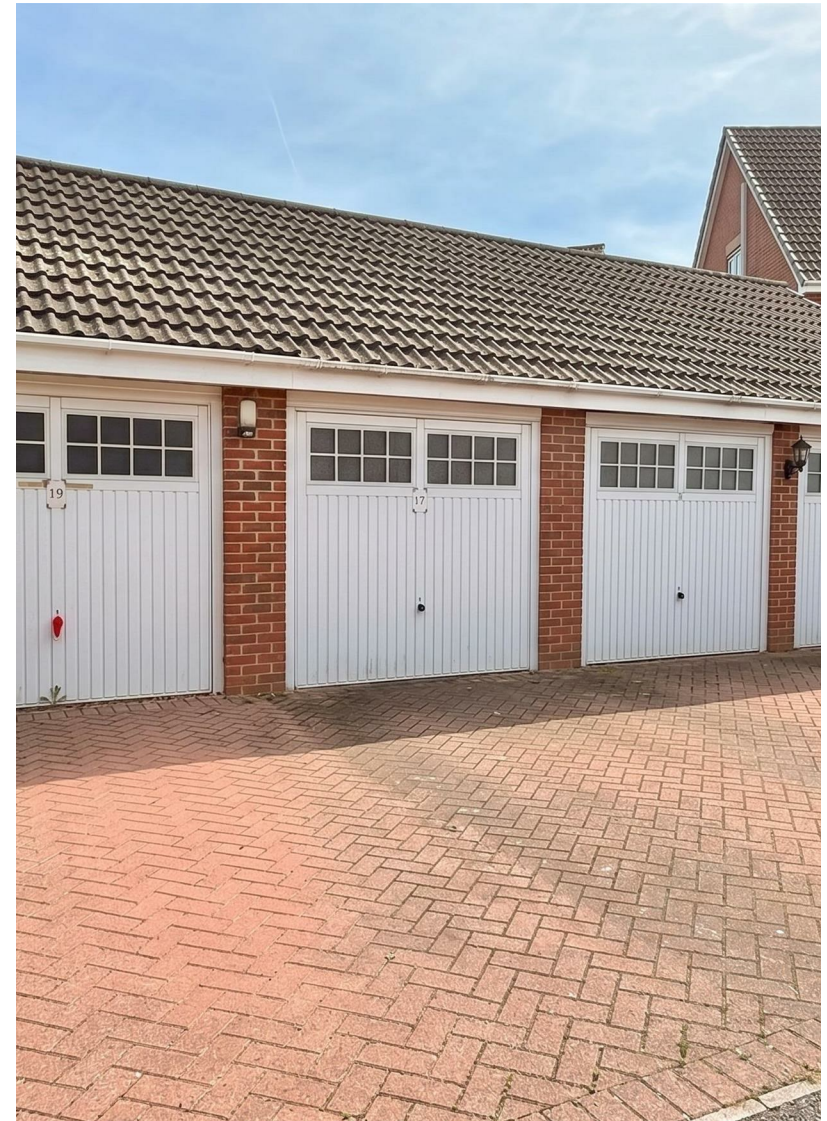


Claudius Road

North Hykeham

A modern and contemporary residence with spacious living accommodation in a sought-after location, close to the local amenities within walking distance.

- Detached Home
- Large Lounge
- Separate Snug
- Home Office
- Kitchen Diner
- Utility Room
- Four Bedrooms
- Two Bathrooms
- Single Garage
- No Onward Chain



MOUNT & MINSTER

INTRODUCTION

Situated close to local amenities and commanding a prominent position alongside similar sized homes, this splendid residence enjoys spacious and versatile living from top to bottom. Accommodation briefly includes a kitchen diner complemented by a utility room, a principal lounge and additional snug next door which would also be suitable as a dining room if required, a downstairs home office, four bedrooms to the first floor with both an ensuite and a family bathroom. The property offers the scope and opportunity to modernise if desired.

OUTSIDE

The property enjoys shrubs to the front next to the entrance, with a side gate leading to the rear of the property which is predominantly laid to lawn with a small patio area immediately outside the snug. A side door leads to the garage which also benefits from a main vehicular door with a driveway in front for additional parking.

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: D
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

PARTICULARS

Drafted following clients' instructions of May 2026.

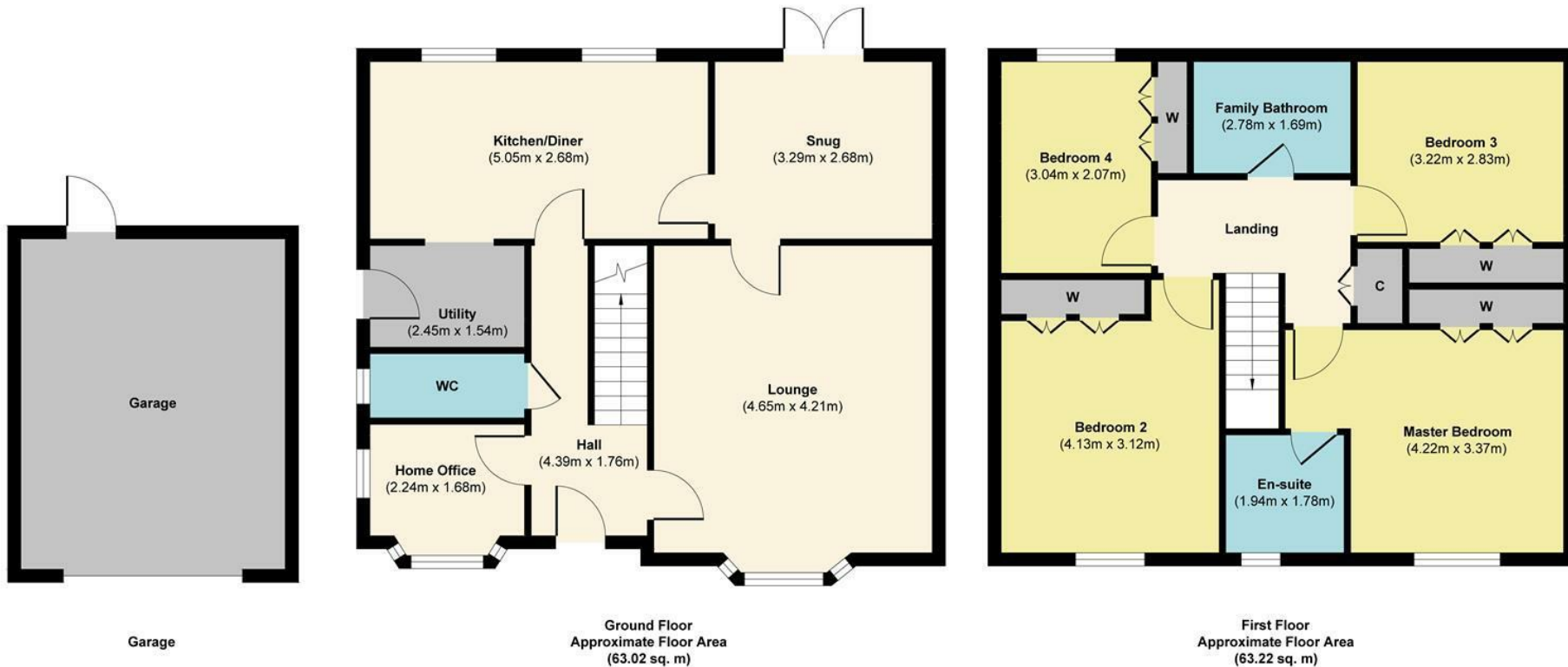
BUYER IDENTITY CHECKS

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.





17 Claudius Road



Approx. Gross Internal Floor Area 126.24 sq. m (Excluding Garage)

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

Produced by Elements Property

