



Maximus Road, North Hykeham

Lincoln, LN6 8JU

£225,000



Well Presented THREE BEDROOM Semi Detached House situated within the popular area of North Hykeham. The accommodation comprises of Entrance Hall, Lounge, Dining Kitchen, Downstairs Cloak Room, Bathroom and Three Bedrooms with the Master Bedroom benefitting from Ensuite to facilities and a further Family Bathroom. Outside there is a driveway and enclosed rear garden.

Entrance Hall

External door to front aspect, door leading to lounge and stairs to first floor.

Lounge

14'06 x 11'08 (4.42m x 3.56m)



Window to front aspect, radiator, under stairs storage and door leading to kitchen diner.

Kitchen/Diner

15'02 x 11'09 (4.62m x 3.58m)



Window and patio doors to rear aspect and fitted with a range of wall and base units with worktops over, stainless steel sink with mixer tap, built in electric oven, gas hob, space for fridge freezer, plumbing for washing machine, radiator and door leading to WC.

WC

Fitted with wash hand basin, low level WC and radiator.

Landing

Doors leading to all rooms and access to loft.

Bedroom One

12'2 x 8'9 (3.71m x 2.67m)



Window to front aspect, built in wardrobes and radiator.

En-Suite

4 x 8'9 (1.22m x 2.67m)

Fitted with shower cubicle, wash hand basin, low level WC and radiator.

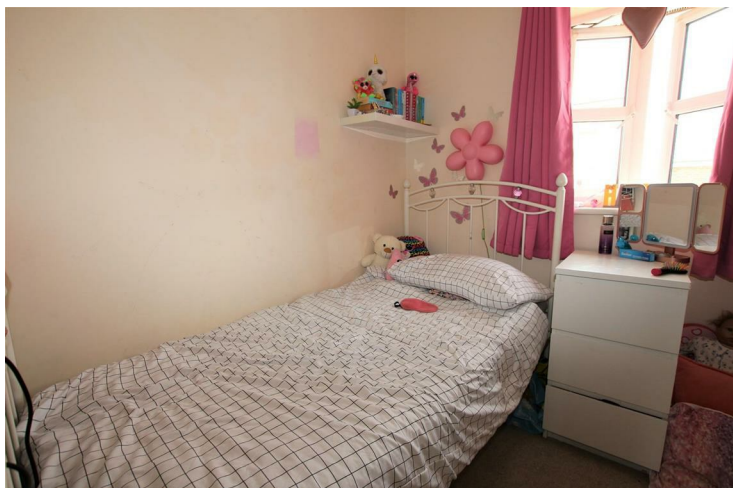
Bedroom Two

10'01 x 8'09 (3.07m x 2.67m)



Window to rear aspect and radiator.

Bedroom Three
6'11 x 9'01 (2.11m x 2.77m)



Window to rear aspect and radiator.

Bathroom
6'01 x 6'11 (1.85m x 2.11m)



Window to rear aspect and fitted with panel bath, wash hand basin, low level WC and radiator.

Outside

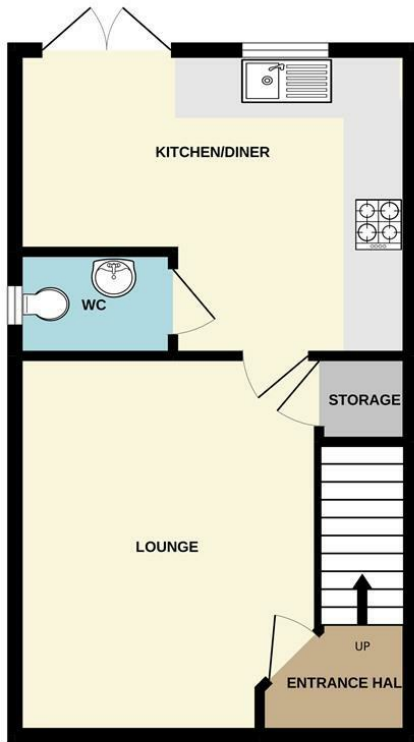


Driveway to the side of the property with room for two cars and to the rear of the property there is an enclosed garden laid to lawn.

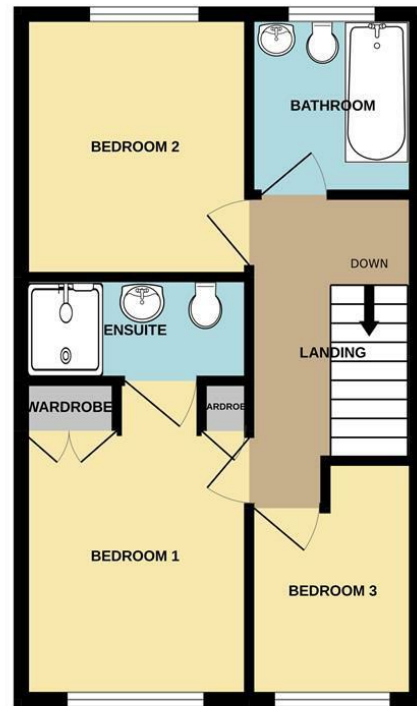
Agent Note

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GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.

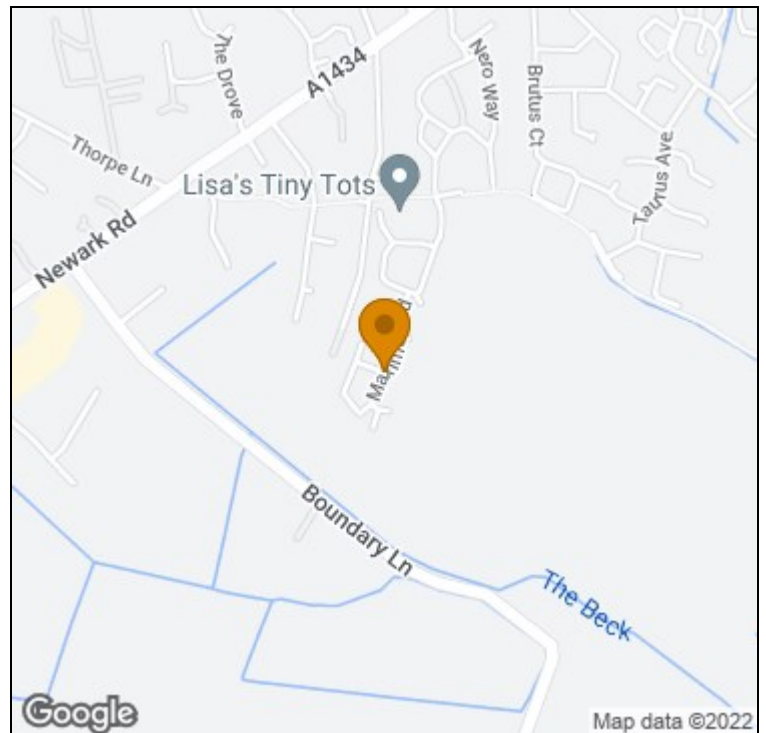


TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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