



107 Maximus Road
North Hykeham, Lincoln

BROWN & CO JH Walter



107 Maximus Road, North Hykeham, Lincoln, LN6 8JU

A modern semi-detached house situated on a popular estate in the highly sought after area of North Hykeham.

The property benefits from a sunny south facing aspect giving plenty of light to this well-presented family home.

Accommodation comprises of an entrance hall with newly fitted composite door, living room, good sized family kitchen/diner and cloakroom to the ground floor, along with a master bedroom with en-suite, two further bedrooms benefitting from a south facing aspect and family bathroom to the first floor. The owner has recently fitted flooring to the living area, and carpets to the stairs and bedrooms.

Outside to the front is a driveway providing off street parking and an enclosed garden to the rear and is private and not overlooked.

There is no onward chain in the purchase of this property.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance composite door, stairs rising to first floor, radiator.

Living Room

Double glazed window to front, under stairs storage cupboard, radiator.

Kitchen / Dining Room

Double glazed window and French doors to rear, stainless steel drainer sink, worktops, matching base and eye level storage units, integrated four ring gas hob, oven, extractor hood, space for washing machine and fridge freezer, radiator.

Cloakroom

WC, pedestal wash basin, radiator.

First Floor

Landing

Loft access, radiator.

Bedroom One

Double glazed window to front, built in wardrobe, radiator.

En-Suite

WC, pedestal wash basin, newly installed shower cubicle.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to front, built in wardrobes, radiator.

Bathroom

Double glazed window to rear, WC, bath, pedestal wash basin, radiator.

Outside

To the front there is a dedicated parking space, a front lawn with gated side secure access leading to an enclosed lawned rear garden with paved patio providing ample space for families and ideal for entertaining. The property has an open outlook east across fields

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

We understand from the Ofcom website there is good mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 10000 Mbps and an upload speed of 10000 Mbps



BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

107, Maximus Road North Hykeham LINCOLN LN6 8JU	Energy rating C	Valid until: 19 February 2030
		Certificate number: 0074-2800-6626-2220-4671

Property type: Semi-detached house
Total floor area: 66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

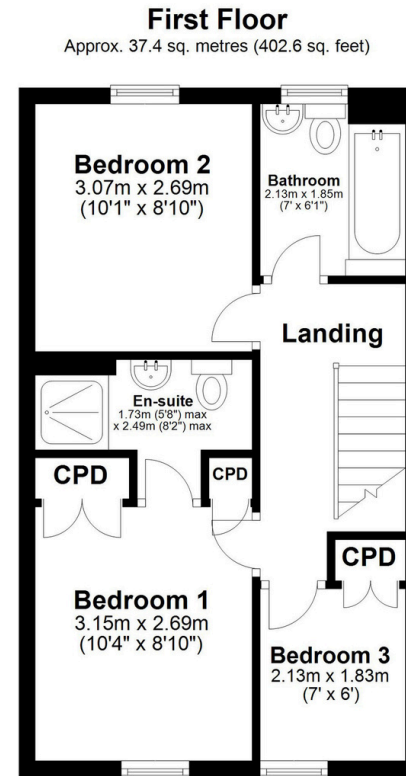
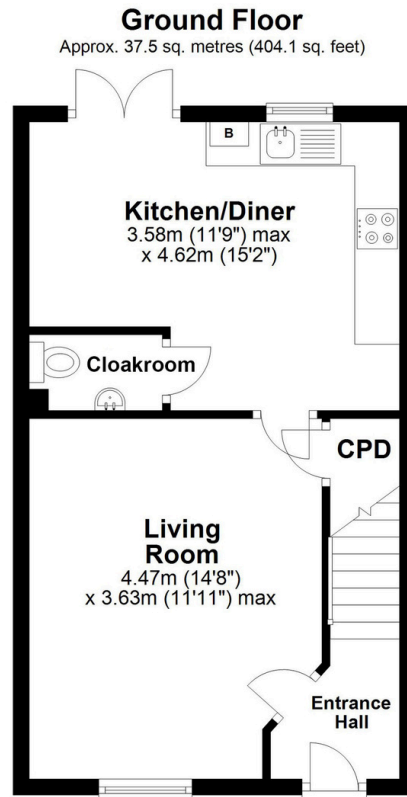
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total area: approx. 75.0 sq. metres (806.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

Chris Gothorp Photography 2024. Unauthorised reproduction prohibited.
Plan produced using PlanUp.

107 Maximus Road, North Hykeham

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&CoJHWalter
5 Oakwood Road, Lincoln LN6 3LH
T 01522 504 304
E lincolncitycentre@brown-co.com

BROWN & CO JHWalter
Property and Business Consultants