



- Three Storey Semi-Detached House
- Countryside Views
- Popular Residential Location
- 3 Double Bedrooms, Master En-Suite
- 15'8" Lounge & 15'8" Kitchen Diner
- Driveway & Garage
- Enclosed Rear Garden
- Well-Presented Throughout

Maximus Road, North Hykeham, LN6 8JT,
£230,000





SPACIOUS THREE STOREY HOME WITH FANTASTIC VIEWS! Starkey&Brown are pleased to offer for sale this well presented and surprisingly spacious 3 storey semi-detached property located in this popular residential location in North Hykeham and benefitting from far reaching views over adjacent countryside and beyond. Accommodation briefly comprises entrance hallway, ground floor WC, 15'8" kitchen with French doors leading onto the garden, 15'8" first floor lounge with Juliet balcony offering views over adjacent countryside, 3 well proportioned double bedrooms (one to the first floor and two to the second floor), first floor WC, en-suite shower room to master bedroom and separate family bathroom. Outside the property has driveway with space for 2 vehicles and fully enclosed garden to the rear. Call today to view! Council tax band: C. Freehold.



Entrance Hallway

Having part glazed front entrance door, laminate wood effect flooring, radiator, stairs rising to first floor, understairs storage cupboard and door leading into garage.

Ground Floor WC

Having low level WC, pedestal hand wash basin with tiled splash backs, tiled effect vinyl flooring and radiator.

Kitchen Diner

15' 8" x 10' 7" max (4.77m x 3.22m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over, built-in oven, hob and cooker hood, space for full height fridge freezer, integral dishwasher, plumbing for washing machine, space for tumble dryer, wood effect vinyl flooring, radiator, concealed Ideal combination condensing central heating boiler (installed April 2022) and French doors overlooking the garden.

First Floor Landing

Having radiator and stairs rising to second floor.

Lounge

15' 8" x 10' 8" (4.77m x 3.25m)

Having laminate wood effect flooring, radiator and Juliet balcony overlooking the garden and countryside beyond.

First Floor WC

Having low level WC, pedestal wash hand basin with tiled splash backs, radiator and extractor.

Bedroom 3

12' 0" x 8' 10" (3.65m x 2.69m)

Having radiator.

Second Floor Landing

Having large storage cupboard and access to loft.

Master Bedroom

11' 7" to back of wardrobes x 10' 8" (3.53m x 3.25m)

Having window to rear aspect with views over adjacent countryside and beyond, 2 double built-in wardrobes and radiator.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with rainfall shower, additional handheld shower and sliding glass shower door, circular wash hand basin, low level WC, ceramic tiled floor, heated towel rail and extractor.

Bedroom 2

15' 8" max x 8' 10" (4.77m x 2.69m)

Having radiator.

Bathroom

Having 3 piece suite comprising panelled bath, pedestal hand wash basin unit, low level WC, tiled effect vinyl flooring, part tiled walls, radiator and extractor.

Outside Front

To the front of the property there is a gravelled and tarmac driveway with space for 2 vehicles, outside lighting, path at side with gate leading to rear garden.

Garage

16' 8" x 8' 10" (5.08m x 2.69m)

Having up and over door, power and light and door leading into entrance hallway.

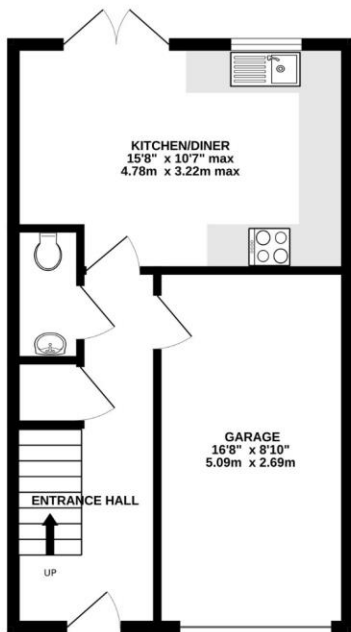
Outside Rear

To the rear of the property there is a fully enclosed lawned garden with raised timber decking area, additional paved patio area and cold water tap.

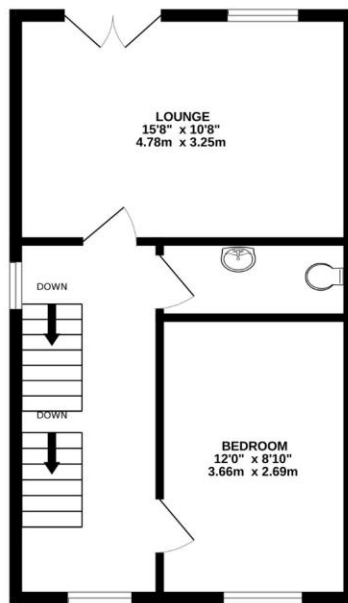




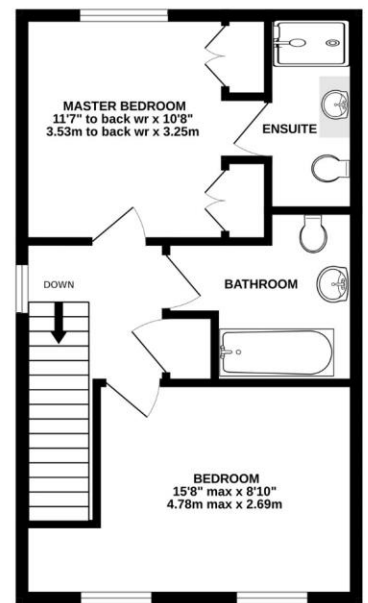
GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 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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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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