



- Spacious 4 Bedroom Detached House
- Modernised By Current Vendor
- En-Suite To Master
- 15'2" Lounge

- Bright & Spacious Kitchen Diner Area
- Good Sized Utility Room
- Family Bathroom & Downstairs WC
- Garage & Driveway

Maximus Road, North Hykeham, LN6 8JU,
£345,000





Situated in the sought after area of North Hykeham. Starkey&Brown are delighted to offer for sale this spacious 4 bedroom detached house. The property has been much improved by the current vendor, who has over the last 5 years had a new kitchen, new bathroom, en-suite and a downstairs WC. In addition the vendor has also had wardrobes fitted to every bedroom with sliding doors and built-in drawers. Main accommodation comprises of 4 bedrooms, an en-suite and a family bathroom to the first floor. Whilst downstairs has an entrance hallway, downstairs WC, lounge, bright and spacious kitchen and dining area and a large utility room. Outside the property has a garage via a driveway and a lawned rear garden. To truly appreciate this property's condition and size and internal inspection is highly recommended. Council tax band: D. Freehold.



Front door leading into:

Downstairs WC

A low level flush WC, wash hand basin incorporating into vanity unit with cupboard storage below, stainless steel heated towel rail, fully tiled walls and flooring and a uPVC window.

Lounge

15' 2" x 13' 5" (4.62m x 4.09m)

A uPVC window, uPVC French doors to rear garden, a double radiator and laminate wood effect flooring.

Open Plan Kitchen & Dining Area

24' 9" x 10' 2" (7.54m x 3.10m)

Kitchen Area

A range of gloss wall and base units with under lighting under the wall units and single sink with single drainer unit. Built in appliances include 5 ring gas hob, double electric oven, extractor hood and a dishwasher. Extended breakfast bar, complementary splashback tiling to walls and tiled flooring.

Dining Area - Open plan to the kitchen

Has a full length glass ceiling and uPVC French doors letting an abundance of light through. Modern designer radiator and tiled flooring. French doors through to lounge.

Utility Room

9' 0" x 8' 2" (2.74m x 2.49m)

A range of base units with roll edged worktop surfaces, plumbing for washing machine and a ceramic Belfast sink, radiator and uPVC window to front aspect.

First Floor Landing

Airing cupboard.

Bedroom 1

13' 6" max 10'5" min x 8' 8" (4.11m x 2.64m)

A uPVC window to rear aspect, single radiator, 2 sets of double wardrobes with mirrored fronted sliding doors both having hanging and built-in drawers. Door to:

En-Suite

8' 8" x 4' 4" (2.64m x 1.32m)

A 3 piece suite comprising a double shower cubicle with a mains fed shower inset, wash hand basin with vanity unit incorporated with drawers underneath, low level flush WC, fully tiled walls and flooring, stainless steel heated towel rail and a uPVC frosted window.

Bedroom 2

10' 2" x 8' 6" (3.10m x 2.59m)

A radiator, uPVC window and built-in double wardrobes with sliding doors and hanging space with built-in drawers.

Bedroom 3

9' 0" x 8' 6" (2.74m x 2.59m)

A uPVC window, a single radiator and built-in double wardrobes with sliding doors and hanging space with built-in drawers.

Bedroom 4

10' 2" x 6' 4" (3.10m x 1.93m)

A uPVC window, a single radiator and built-in double wardrobes with sliding doors and hanging space with built-in drawers.

Bathroom

7' 10" x 7' 2" (2.39m x 2.18m)

A 3 piece suite comprising a panelled bath with mains fed shower inset and shower shield, wash hand basin incorporating vanity sink unit with storage drawers below, low level flush WC, fully tiled walls and flooring. stainless steel heated towel rail and a uPVC frosted window.

Outside Rear

Being mainly laid to lawn with a paved patio area. Side door leading to garage.

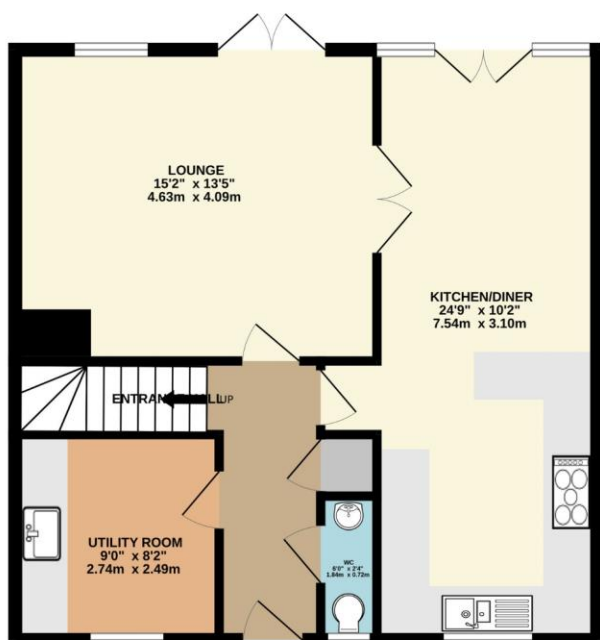
Garage

Is reached via driveway with pitched roof for additional storage. With up and over door, light and power. Personal side door to garden.

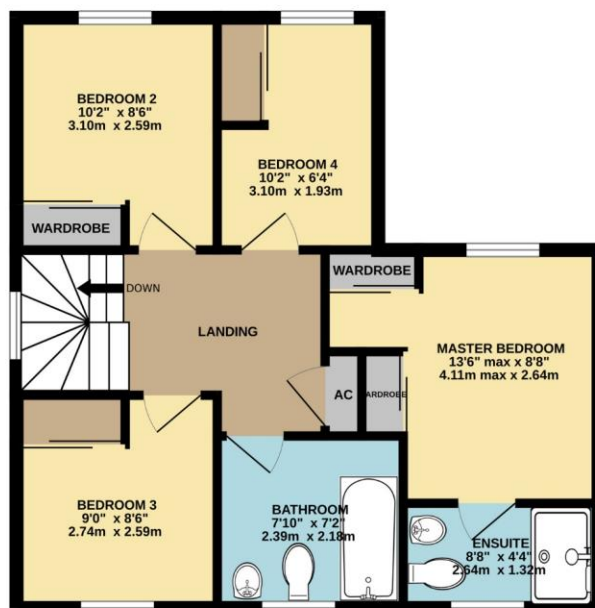




GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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