



Maximus Road, North  
Hykeham



**£205,000**

- End Terrace
- No Onward Chain
- Popular Location
- Driveway
- Three Bedroom
- En-suite
- Freehold
- EPC rating C



Modern End Terrace House located in the ever-popular area of North Hykeham. The property briefly comprising of Entrance Hall, Lounge, Kitchen/Diner, and Cloakroom/WC, Two Double Bedrooms and One Single Bedroom, and Family Bathroom. The Master Bedroom benefits from an Ensuite and fitted wardrobes. Externally the property benefits from an enclosed Rear Garden and off-street parking. The property further benefits from uPVC Double Glazing, Gas Central Heating and being sold with no onward chain.

### Entrance Hall

Door to front elevation and stairs to first floor.

### Lounge 3.76m x 4.34m (12'4" x 14'2")

Window to front and a radiator.

### Kitchen/Diner 4.67m x 3.63m (15'4" x 11'11")

Window and French doors to rear, range of base and eye level units with built-in oven, hob and extractor hood, inset sink unit, plumbing and appliance space.



### Cloakroom

With wash basin, WC and a radiator.

### Bedroom One 2.69m x 3.17m (8'10" x 10'5")

Window to front, radiator and built-in wardrobe.

### Ensuite

With white suite of wash basin, WC and shower enclosure.

### Bedroom Two 2.69m x 3.10m (8'10" x 10'2")

Window to rear and a radiator.

### Bedroom Three 1.98m x 3.17m (6'6" x 10'5")

Window to front and a radiator.

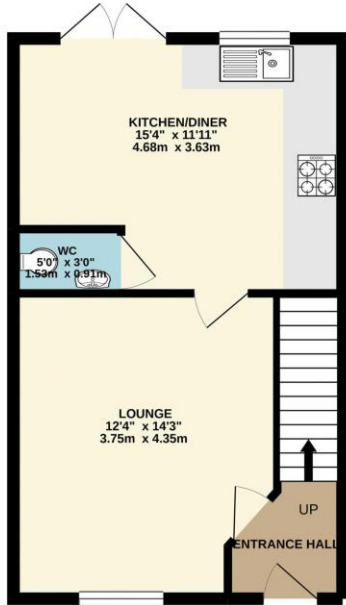
### Bathroom

Window to rear, radiator and a white suite of wash basin, WC and panelled bath.

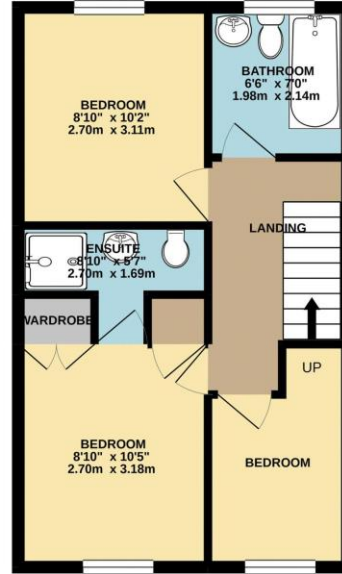
### Outside

To the rear of the property is an enclosed garden laid to lawn with a driveway to the side.

GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



110 MAXIMUS ROAD LN6 8JU

TOTAL FLOOR AREA - 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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