



**Claudius Road, North Hykeham LINCOLN LN6 9PH**

**welcome to**

**Claudius Road, North Hykeham LINCOLN**

A rare opportunity to purchase this generous and beautifully presented detached family home situated within the popular North Hykeham area. Boasting three storey living, five double bedrooms, two en suites, two family bathrooms, ample garden space and ample off road parking.



### **Entrance Hall**

With stairs rising to first floor, radiator, tiling to the floor and built in cloak cupboard.

### **Downstairs Wc**

With wc, wash hand basin with vanity unit, tiling to the floor and radiator.

### **Lounge**

21' 4" excl bay window x 11' 7" ( 6.50m excl bay window x 3.53m )

With double glazed bay window to the front, double glazed double doors, feature electric fireplace and radiator.

### **Dining Room**

9' 4" excl bay window x 10' 7" ( 2.84m excl bay window x 3.23m )

With double glazed bay window to the front, tiling to the floor and radiator.

### **Kitchen / Breakfast Room**

14' 1" max into bay window x 10' 6" ( 4.29m max into bay window x 3.20m )

With double glazed bay window to the rear, a modern fitted kitchen in a range of wall and base units with wood effect work surfaces, Rangemaster cooker with stainless steel cooker hood above, stainless steel sink and drainer, space for fridge freezer, under unit lighting, pull out larder unit, integral dishwasher, radiator and door to:-

### **Utility Room**

6' 7" x 5' 11" ( 2.01m x 1.80m )

With double glazed door to the rear, a range of wall and base units with work surfaces, inset sink and drainer, integral microwave, cupboard housing wall mounted gas central heating boiler and space for washing machine.

### **First Floor Landing**

With stairs rising from entrance hall and stairs rising to second floor.

### **Bedroom One**

15' 5" x 10' 6" into wardrobe ( 4.70m x 3.20m into wardrobe )

With double glazed window to the front, a range of fitted wardrobes with drawers, radiator and door to:-

### **En Suite One**

With obscured double glazed window to the rear, built in airing cupboard housing hot water cylinder, walk in shower cubicle, his and hers wash hand basins with vanity unit, wc and tiling to the walls.

### **Bedroom Two**

12' 2" x 11' 6" ( 3.71m x 3.51m )

With double glazed window to the front, radiator and three mirror front fitted wardrobes.

### **En Suite Two**

With double glazed window to the front, shower cubicle, wc, wash hand basin with vanity under, tiling to the walls, radiator and shaver point.

### **Bedroom Three**

11' 5" max into wardrobe x 8' 10" ( 3.48m max into wardrobe x 2.69m )

With double glazed window to the rear, three fitted wardrobes and radiator.

### **Bathroom**

With obscured double glazed window, bath with shower attachment, wc, wash hand basin with vanity unit and shaver point.

### **Second Floor Landing**

With double glazed skylight to the rear, built in cupboard and radiator.

### **Bedroom Four**

11' 8" x 16' 10" ( 3.56m x 5.13m )

With double glazed window to the front, skylight to the rear and loft access point.

### **Bedroom Five / Music Room**

10' 9" x 10' 8" ( 3.28m x 3.25m )

With double glazed windows to the front and side, built in wardrobe (under eaves) and radiator.

### **Shower Room**

With walk in shower unit, skylight to the rear, wc, wash hand basin with vanity unit, chrome heated towel rail and tiling to the walls.

### **Front Garden**

Mature beech hedges flank gated access and a pathway leading to the front door, and further gated side access opens to the side and rear gardens.

### **Side Garden**

This space provides a further area of lawn and patio enclosed by mature trees, shrubs and fence panels with flower and shrub borders, outside lighting and a greenhouse.

### **Rear Garden**

Electric gates open to a double block paved driveway and double garage providing ample off road parking. A further patio area ideal for seating positions itself central to an area of lawn with flower and shrub borders, and a decking area with electric sun awning situated over provides additional seating and entertaining space. The rear garden additionally benefits from an area of hardstanding currently used as a kennel area.

### **Detached Double Garage**

17' 3" x 17' 6" ( 5.26m x 5.33m )

With two electric Horman doors and pedestrian doors to the side, loft access point to storage, power, light and outside lighting.



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welcome to

## Claudius Road, North Hykeham LINCOLN

- STUNNING & SPACIOUS DETACHED HOME
- FIVE GENEROUS DOUBLE BEDROOMS
- TWO EN SUITES, TWO BATHROOMS & DOWNSTAIRS WC
- GATED & ENCLOSED FRONT, SIDE & REAR GARDENS WITH ELECTRIC SUN AWNING
- DETACHED DOUBLE GARAGE & DRIVEWAY PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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