



- Detached Family Home
- Four Bedrooms & Two Bathrooms
- Non Overlooked Position With Field Views
- Immaculately Presented Throughout
- Open Plan Kitchen Diner
- Lounge & Study
- Landscaped Garden, EV Charger, Driveway & Garage
- No Onward Chain

Maximus Road, North Hykeham, LN6 8JT  
£350,000



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE

Perfect for modern family living, this exceptional detached home comes to the market with the added benefit of no onward chain and has been upgraded and improved by the current owner over the past five years. Every corner of the property showcases a thoughtful program of refurbishment, seamlessly blending contemporary style with everyday functionality.

From entering the property you step into the welcoming entrance hall, it immediately becomes apparent that the home is turn-key ready. Modern lifestyle is well provided for with a dedicated home office that offers the ultimate quiet space for remote working. The heart of the home is the spectacular, light-filled kitchen diner. Flooded with natural light courtesy of a striking UPVC double-glazed glass panelled roof, this expansive room is as practical as it is beautiful, boasting a stylish range of base and eye-level units with ample appliance space. For ultimate comfort, the room features an integrated air conditioning unit to keep the space perfectly cool during the summer months, making it a perfect space designed effortlessly for cooking, dining, and entertaining. Directly adjacent is the all-important utility room, keeping laundry appliances neatly tucked away and giving convenient access to the driveway and garage. For those seeking a quieter retreat, the separate, stylish lounge has been beautifully re-imagined with bold, sophisticated decor, creating a cosy yet luxurious space to unwind.

The flawless interior design continues as you rise to the first floor, where the generous master bedroom serves as a private sanctuary, complete with sleek built-in wardrobes and its own contemporary en-suite shower room. Three further well-proportioned bedrooms offer fantastic versatility for a growing family, with the bedrooms to the rear enjoying elevated, uninterrupted views over the open fields. These rooms are serviced by a modern, three-piece family bathroom suite.

Moving outside, the garden space is a standout feature of this property, having been landscaped to create an idyllic outdoor area that is non-overlooked, backing directly onto peaceful open fields while enjoying the sun all day long. It features a generous lawn, a pristine patio area perfect for alfresco dining, and a secondary dedicated seating area currently housing a luxury hot tub with an efficient heat pump, which is available via separate negotiation. To the side, the property benefits from a driveway providing parking for multiple vehicles, leading to a single garage equipped with both power and lighting. In addition there is an installed EV charging point which will remain with the property.

The home is perfectly positioned for family life within the highly sought-after area of North Hykeham, residents will enjoy easy access to a wealth of local amenities, including major national retailers like Asda and independent shops at North Hykeham Forum. The area is renowned for its excellent schooling options at both primary and secondary levels, while commuters will appreciate the superb transport links, with fast access to the A46 bypass, a regular bus service and North Hykeham railway station nearby for effortless travel.

Council tax band: D. Freehold.



### Entrance Hall

Features a composite front door to the front aspect with a uPVC double-glazed window, single radiator, stairs rising to the first floor, access into the living accommodation, and access to the downstairs WC.

### Downstairs WC

Features a low-level WC, pedestal wash basin unit, extractor unit, single radiator, and patterned vinyl flooring.

### Study

6' 6" x 9' 2" (1.98m x 2.79m)

Features a UPVC double-glazed window to the front aspect with a blind and a single radiator.

### Lounge

15' 2" plus bay x 11' 11" (4.62m x 3.63m)

Includes a uPVC double-glazed bay window to the front aspect with blinds, two radiators, a TV point, and power points.

### Kitchen

15' 1" x 9' 10" (4.59m x 2.99m)

Features a range of eye and base-level units with worktops and integrated appliances (including an oven, hob, extractor hood, dishwasher, and fridge-freezer). Finished with tiled flooring, a Mitsubishi air conditioning unit, patio doors leading onto the rear garden, and an opening into the dining room.

### Dining Room

9' 3" x 8' 6" (2.82m x 2.59m)

Includes a uPVC double-glazed ceiling with accompanying blinds, patio doors with UPVC double-glazed windows (also fitted with blinds), a single radiator, and tiled flooring. Offers views over the rear garden.

### Utility Room

5' 9" x 6' 6" (1.75m x 1.98m)

Includes eye and base level units with space and plumbing for laundry appliances, a sink and drainer unit, tiled flooring, a single radiator, and an external door leading to the side driveway.

### First Floor Landing

Features a storage cupboard and loft access (the loft is boarded, insulated, and equipped with a pull-down ladder). Provides access to four bedrooms and the family bathroom.

### Master Bedroom

10' 0" (minimum to wardrobe) x 12' 0" (3.05m x 3.65m)

A uPVC double-glazed window to the front aspect, a single radiator, and two built-in wardrobes.

### En-Suite

Tiled flooring, shower cubicle with a Mira electric shower, pedestal wash basin unit, low-level WC, a uPVC double-glazed obscured window to the rear aspect, extractor unit, chrome heated towel rail, and a shaving point.

### Bedroom 2

11' 6" (to wardrobe) x 10' 8" max / 8'5" (min) (3.50m x 3.25m)

A built-in wardrobe, a uPVC double-glazed window to the front aspect, and a single radiator.

### Bedroom 3

8' 9" x 10' 2" (2.66m x 3.10m)

A uPVC double-glazed window to the rear aspect with field views, and a single radiator.

### Bedroom 4

10' 2" x 6' 3" (3.10m x 1.90m)

A uPVC double-glazed window to the rear aspect with field views and a single radiator.

### Family Bathroom

6' 2" x 6' 7" (1.88m x 2.01m)

Vinyl flooring, a uPVC double-glazed obscured window to the side aspect, single radiator, pedestal wash basin unit, low-level WC, bathtub, shaver point, and an extractor unit.

### Outside Rear

An enclosed rear garden with fence perimeters, professionally landscaped with a patio arrangement. Mostly laid to lawn with a second seating area currently housing a hot tub (available via separate negotiation).

### Outside Front & Parking

Provides access to the front entrance door, the driveway, and the garage. The driveway features an EV car charging point (to remain with the property) and leads to the garage, which includes power and lighting.





**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE

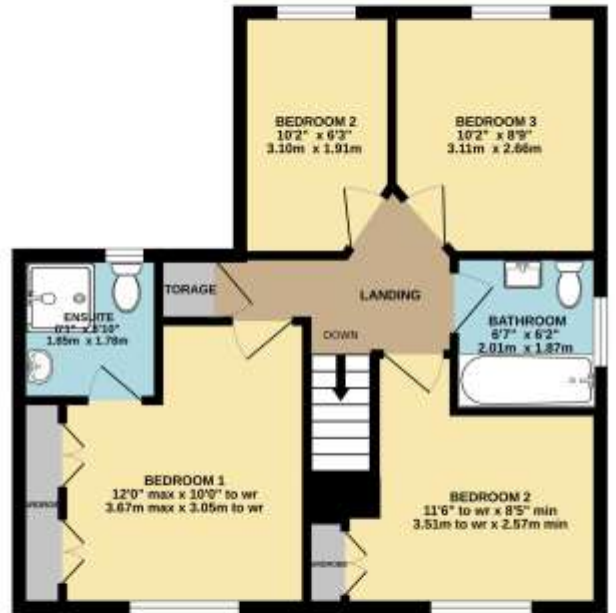


**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE