

- Detached House
- Three Bedrooms
- Lounge, Dining Room & Conservatory
- Modern Kitchen & Utility Room
- Low Maintenance Rear Garden
- Garage & Driveway With EV Charger
- Close To Essential Amenities
- Fantastic Home For A Family

Claudius Road, North Hykeham, LN6 9PH  
£290,000





Starkey&Brown is delighted to represent this modern detached three-bedroom house situated in the popular North Hykeham area of Lincoln. Built in 2009, the home comes with accommodation over two floors and boasts three bedrooms. The ground floor comprises a welcoming entrance hall, a lounge, a dining room, and a conservatory which comes with a uPVC surround, brick base, and a radiator. Cooking provisions are provided with a modern kitchen with an AEG oven, hob and extractor hood, plenty of storage space at eye and base level with counter worktops, access to a utility room with space and plumbing for laundry appliances. Completing the ground floor is a downstairs WC. Rising to the first floor are three bedrooms. The master bedroom features an en-suite shower room, whilst bedroom two measures 9'0" x 9'2" with built-in wardrobe space, and bedroom three measures 6'4" x 8'6", currently utilised as a home office and a three-piece family bathroom suite. To the rear of the property is a low-maintenance garden, paved, gravelled, and a decking seating area. To the front of the property, there is driveway parking, access to a single garage, and an EV car charging point. Further benefits of the property include uPVC double-glazing and gas central heating throughout, close to essential amenities such as schooling at primary and secondary levels, nationwide retailers, a regular bus service to and from Lincoln city centre, and quick access onto the A46 bypass. For further details and viewing requests, please contact Starkey&Brown. Council tax band: C. Freehold.



## Entrance Hall

Front door entry to the front aspect, a radiator, and stairs rising to the first floor. Access to:

## Lounge

14' 5" x 12' 3" max (11'3" min) (4.39m x 3.73m)

Having a uPVC double-glazed window to the front aspect with fitted blinds, a radiator, and wood-effect laminate flooring. Opening into:

## Dining Room

11' 1" x 8' 0" (3.38m x 2.44m)

Having a single radiator, wood-effect laminate flooring and French doors leading to:

## Conservatory

9' 9" x 15' 0" (2.97m x 4.57m)

Being of uPVC construction with a brick base, a radiator, wood-effect laminate flooring, chrome sockets, and patio doors leading onto the rear garden.

## Kitchen

11' 1" x 10' 8" (3.38m x 3.25m)

Having a range of modern eye and base level units with counter worktops, integrated AEG oven, AEG hob and extractor over, space and plumbing for further kitchen appliances, sink and drainer unit, and a uPVC double-glazed window to the rear aspect, tiled flooring and a vertical radiator. Access to:

## Utility Room

5' 1" x 7' 1" (1.55m x 2.16m)

Worktops and storage space with space and plumbing for laundry appliances, a wall-mounted Ideal combination boiler, tiled flooring, an extractor unit, a uPVC double-glazed window to the side aspect, and an external door to the rear garden. Access to:

## Downstairs WC

3' 7" x 5' 1" (1.09m x 1.55m)

Low-level WC, pedestal hand wash basin unit, tiled flooring, and a uPVC double-glazed obscured window to the side aspect.

## First Floor Landing

Two storage cupboards, loft access - insulated, a pull-down ladder, partial boarding, and lighting.

## Master Bedroom

12' 0" x 8' 9" (3.65m x 2.66m)

Having a uPVC double-glazed window to the rear aspect with fitted blinds, and a radiator. Access to:

## En-Suite Shower Room

4' 3" min x 4' 3" min (1.29m x 1.29m)

Having a low-level WC, shower cubicle with tiled surround, a vanity hand wash basin unit, extractor fan, tiled flooring, a chrome heated towel rail, and a uPVC double-glazed obscured window to the side aspect.

## Bedroom 2

9' 2" x 9' 0" (2.79m x 2.74m)

Having a uPVC double-glazed window to the front aspect, a radiator, a wardrobe with sliding doors, and a railing.

## Bedroom 3

8' 6" x 6' 4" (2.59m x 1.93m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

## Bathroom

6' 0" x 7' 3" max (1.83m x 2.21m)

Having a low-level WC, vanity hand wash basin unit, bath tub with showerhead over, tiled floor and surround, an extractor unit, and a double-glazed obscure window to the front aspect.

## Outside Rear

Low maintenance, enclosed with fenced perimeters, two patio areas, and a decking area with a gravelled surround. Side access to the front of the property.

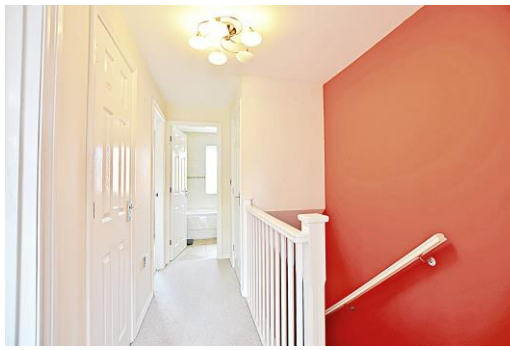
## Outside Front

Aftical lawned area bordered with a flora borders arrangement, driveway parking, access to EV charger, access to the storm porch entrance, and the integral garage.

## Integral Garage

Having an up-and-over door, power, and lighting.





GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 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.  
Made with Metropix ©2025

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.

Important Information:

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