



21 Maximus Road

North Hykeham, Lincoln, LN6 8JT

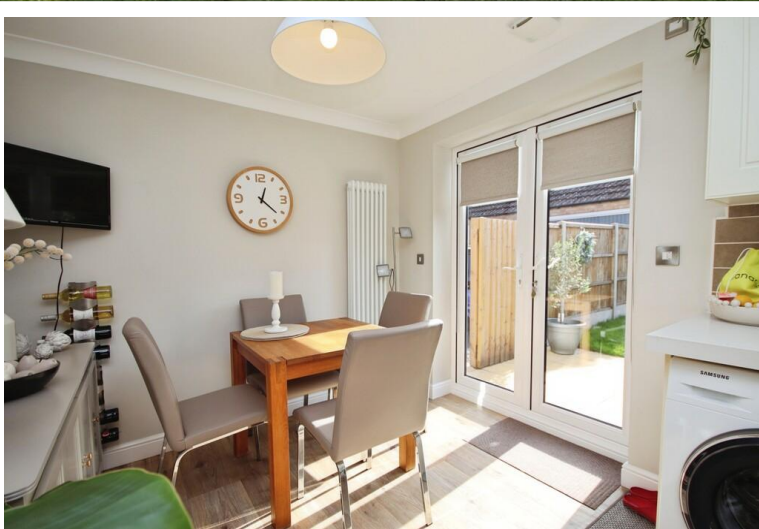


Book a Viewing!

£245,000

An immaculately presented Three Bedroom Semi-Detached Home, beautifully maintained by the current owner since new and ready for immediate occupation. Positioned within a popular modern development just off Newark Road, the property will appeal to first time buyers, young families and professionals alike, offering stylish, low maintenance living with excellent access to amenities, schooling and transport links. The accommodation comprises of entrance hallway, lounge, inner hallway, WC, kitchen/diner, three bedrooms, en-suite shower room, family bathroom. Externally, the property benefits from an enclosed rear garden, driveway parking and a garage.





LOCATION

Ideally situated just off Newark Road, this property occupies a prime position within North Hykeham, one of the most established and sought-after residential areas south-west of Lincoln. Perfectly catering to everyday modern living, the location boasts an impressive array of amenities, including the Forum Shopping Centre, Asda Superstore and Lincolnshire Co-op. Families are well served by highly regarded schools for all ages, while Hykeham railway station provides convenient links to Lincoln, Newark and Nottingham. The nearby A46 bypass also offers excellent road connections, linking seamlessly to the A1 and wider road network.

ACCOMMODATION

ENTRANCE HALL

With a frosted front entrance door, radiator, staircase rising to the first floor and direct access into the lounge.

LOUNGE

14' 1" x 10' 8" (4.29m x 3.25m) A spacious front facing reception room with UPVC window to the front aspect, radiator, attractive electric log-style burner with mantel surround and under-stairs storage cupboard.



INNER HALLWAY

Connecting the lounge and kitchen/diner, with access to the ground floor WC.

CLOAKROOM/WC Fitted with a WC and wash hand basin with tiled splashback, laminate flooring, radiator, heated towel rail and extractor fan.

KITCHEN/DINER

14' 9" x 11' 6 max" (4.5m x 3.51m) A modern fitted kitchen comprising a range of wall and base units with stone worktops, a 1½ bowl sink, tiled splashbacks, integrated dishwasher and fridge, an electric oven, gas hob and extractor hood, space and plumbing for a washing machine, upright cast-iron style radiator, ample space for family dining, UPVC window to the rear aspect and French doors opening onto the patio and garden beyond.



FIRST FLOOR LANDING

With access to all three bedrooms and the family bathroom, radiator, built-in airing cupboard and loft access.

BEDROOM 1

11' 8" x 8' 4" (3.56m x 2.54m) With built-in wardrobe storage, UPVC window to the front aspect, radiator and access to the en-suite shower room.

EN-SUITE SHOWER ROOM

With a three piece suite comprising of a shower cubicle with electric shower, wash hand basin and WC, tiled flooring, heated towel rail and extractor fan.



BEDROOM 2

10' 7" x 8' 7" (3.23m x 2.62m) With UPVC window overlooking the rear garden and radiator.

BEDROOM 3

7' 2" x 5' 10" (2.18m x 1.78m) With a UPVC window to the rear aspect and radiator.

FAMILY BATHROOM

Three piece suite comprising of a bath with shower over, wash hand basin and WC, tiled flooring, heated towel rail, extractor fan, tiled splashbacks and frosted UPVC window to the front aspect.

OUTSIDE

To the front of the property there is a driveway providing off-road parking and access to the single garage. The rear garden is fully enclosed and predominantly laid to lawn, complemented by a paved patio seating area accessed directly from the kitchen/diner via French doors. Additional features include mature planted borders, an outside tap, side pedestrian access and direct access into the garage.



GARAGE

15' 1" x 7' 10" (4.6m x 2.39m) With power and lighting, roof storage, an up-and-over door and a pedestrian door giving direct access to the rear garden.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B (North Kesteven District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

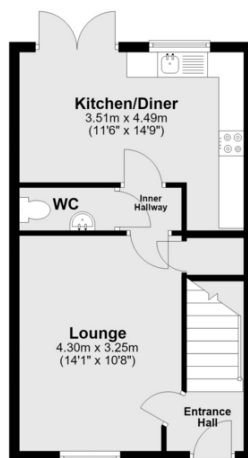
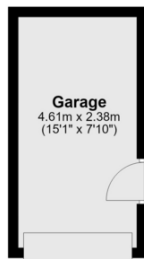
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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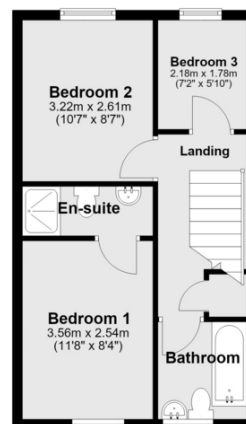
Ground Floor

Approx. 46.7 sq. metres (502.2 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



Total area: approx. 82.2 sq. metres (884.4 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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