



**7 Maximus Road
North Hykeham**

POA

This newly refurbished two bedroom end town house comprises entrance hall, cloakroom/WC, lounge and kitchen/diner. Downstairs is tiled throughout. Upstairs there is a master bedroom with en-suite shower/wc, further bedroom and family bathroom. Outside there is an enclosed garden and allocated parking.



SERVICES

All mains services available. Gas central heating. EPC RATING - C. Council Tax Band - A

ENTRANCE HALL

Double glazed entrance door with doors to downstairs cloakroom and lounge

LOUNGE

15'4" x 10'3" (4.67m x 3.12m) Window to front aspect, radiator, stairs to first floor landing

KITCHEN

13'7" x 8'1" (4.14m x 2.46) Window and double doors to rear aspect, wall and base units, stainless steel sink. Space for washing machine, built in oven, four ring gas hob, built in fridge. Storage cupboard

Downstairs Cloakroom

W.C, wash hand basin, radiator

MASTER BEDROOM

9'0" x 8'9" (2.75m x 2.66m) Window to rear aspect, built in wardrobe, radiator.

EN SUITE

Walk in shower, W.C, wash hand basin, radiator.

BEDROOM TWO

13'6" x 7'10" (4.11m x 2.39m) Window to front aspect, radiator.

BATHROOM

Bath with shower over, W.C, wash basin, radiator.

OUTSIDE

Allocated parking to the front. To the rear is an enclosed garden with gravel and paving. Gated rear access.

FURTHER INFORMATION

Pets at landlords discretion, please request in advance as may affect deposit requested. Rent payable by standing order on the first of each month.



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