



## 39 Magnus Court

, North Hykeham, LN6 9FW

**£850**

Welcome to this charming terraced house located in the desirable area of Magnus Court, North Hykeham. This delightful property, built in 2010, offers a modern living experience in a peaceful neighbourhood. With a total area of 463 square feet, it is perfectly suited for individuals or couples seeking a cosy home.

Upon entering, you will find a well-appointed reception room that provides a warm and inviting space for relaxation or entertaining guests. The layout is both practical and efficient, ensuring that every inch of the home is utilised to its fullest potential. The single bedroom is a comfortable retreat, ideal for restful nights and personal space.

The property also features a contemporary bathroom, designed with modern fixtures and fittings, making it both functional and stylish. The overall design of the house reflects a blend of comfort and convenience, making it an excellent choice for those looking to settle in a friendly community.

Situated in North Hykeham, this home benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to the city centre, providing access to a wider range of facilities and services.

This terraced house is not just a property; it is a place where you can create lasting memories. Whether you are a first-time buyer or looking to downsize, this home offers a wonderful opportunity to enjoy modern living in a sought-after location. Do not miss the chance to make this lovely house your new home.

### Viewing

Please contact us on 020 3198 4517 if you wish to arrange a viewing appointment for this property or require further information.





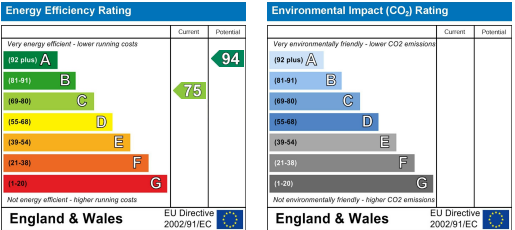
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.