

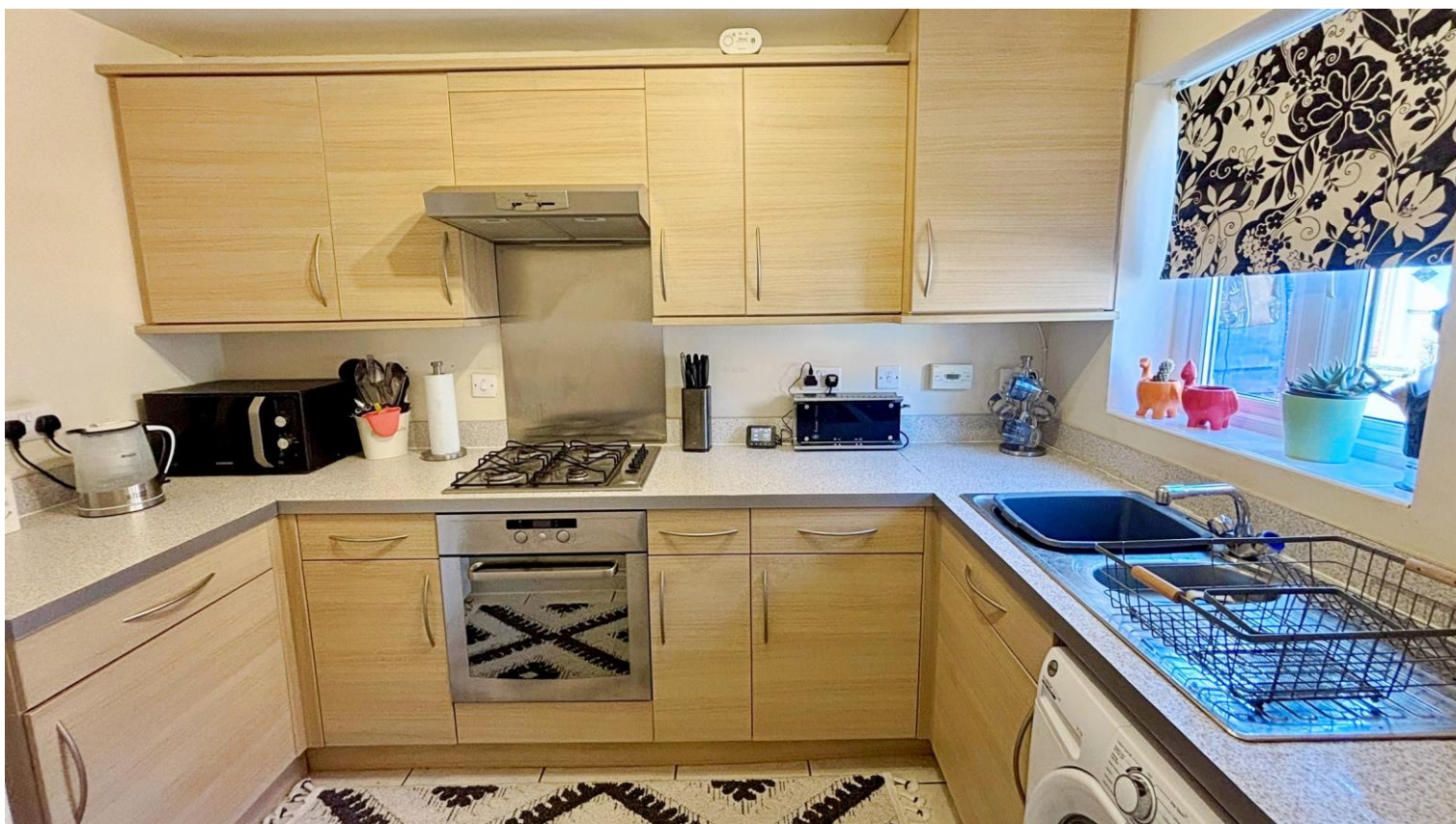


- Modern Semi-Detached House
- Well Presented Throughout
- Popular Residential Location
- 2 Double Bedrooms, 2 En-Suites
- 17'4" Lounge Diner With French Doors
- Enclosed Rear Garden
- Private Parking Space
- NO CHAIN!

Remus Court, North Hykeham, LN6 9GZ  
Offers Over £180,000







PERFECT FIRST HOME OR INVESTMENT! Starkey&Brown are pleased to offer for sale this very well presented modern semi detached property, located within this popular residential area of North Hykeham, within easy reach of a wide range of local amenities. Accommodation briefly comprises entrance hallway, ground floor WC, 17'4 lounge diner and 10'1 kitchen. To the first floor there are 2 double bedrooms, both of which have an ensuite. Outside the property has a fully enclosed rear garden and private parking space. NO CHAIN - CALL TODAY TO VIEW! Council tax band: B. Freehold.



### Entrance Hallway

Having front entrance door, laminate wood effect flooring, radiator and storage cupboard.

### Ground Floor WC

Having low level WC, pedestal wash hand basin with tiled splash backs, ceramic tiled floor and radiator.

### Lounge Diner

17' 4" min x 12' 9" (5.28m x 3.88m)

Having laminate wood effect flooring, 2 radiators, stairs rising to first floor and French doors overlooking the rear garden.

### Kitchen

10' 1" x 6' 4" (3.07m x 1.93m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built-in oven, hob and cooker hood, space for full height fridge freezer, plumbing for washing machine, ceramic tiled floor, concealed Worcester Bosch central heating boiler (installed January 2025).

### First Floor Landing

Having laminate wood effect flooring.

### Bedroom 1

12' 9" x 8' 4" (3.88m x 2.54m)

Having laminate wood effect flooring and radiator.

### En-Suite

Having 3 piece suite comprising panelled bath with hand held shower attachment and glass shower screen over, pedestal wash hand basin with tiled splash backs, low level WC, vinyl flooring, radiator, part tiled walls and extractor.

### Bedroom 2

12' 9" x 9' 4" max (3.88m x 2.84m)

Having laminate wood effect flooring, radiator, access to loft and airing cupboard housing hot water cylinder.

### En-Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed shower and folding glass shower door, wash hand basin set in vanity unit, low level WC, vinyl flooring, radiator and extractor.

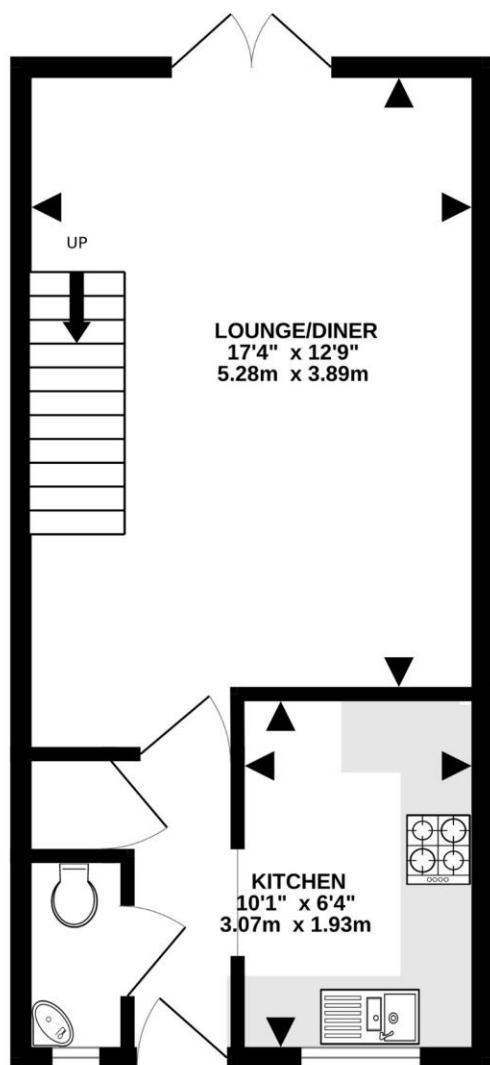
### Outside Rear

To the rear of the property is a lawned garden with paved patio area, garden shed, gate leading to side and leading to parking area where the property benefits from it's own allocated parking space.

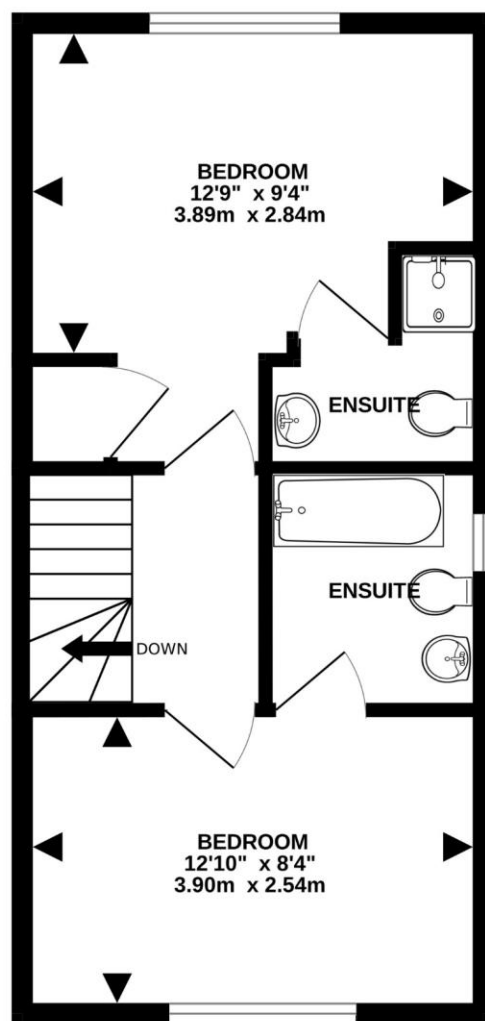
### Agents Note

Service charge is payable this amounts £529.77. 1st April 2025 - 31st March 2026. Half yearly payment of £264.89. Please contact Starkey&Brown for more information.





**GROUND FLOOR**  
350 sq.ft. (32.5 sq.m.) approx.



**1ST FLOOR**  
350 sq.ft. (32.5 sq.m.) approx.

**TOTAL FLOOR AREA : 700 sq.ft. (65.1 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.  
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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.

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