



Brutus Court, North Hykeham



3



2



1

£225,000

- End Town House
- Three Bedrooms
- Large Rear Garden
- Well Presented Throughout
- Bathroom & Downstairs WC
- Popular Location
- Freehold
- EPC Rating B



Well presented THREE BEDROOM End Town House located in the popular area of North Hykeham on Brutus Court. Perfectly positioned within walking distance of the local Co-op, Manor Farm Academy Primary School, Two Secondary Schools, Doctors Surgery and Supermarkets. The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Kitchen, WC and Lounge Diner to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Outside the property to the front there is a private driveway with parking for up to three cars. To the rear of the property there is large lawned garden with patio area.

Entrance Hall

External door to front aspect and stairs to first floor.

WC

Window to side aspect and fitted with low level WC, corner sink and radiator.

Lounge Diner

4.75m x 4.22m (15'7" x 13'10")

Windows and patio doors to rear aspect, understairs storage cupboard and radiator.



Kitchen

3.18m x 2.06m (10'5" x 6'10")

Window to front aspect and fitted with a range of wall and base units with worktops over, sink with drainer, four burner gas hob with extractor over, single electric oven, integrated slimline dishwasher, space and plumbing for washing machine and space for fridge freezer.

Landing

Access to roof space.

Bedroom One

3.18m x 4.22m (10'5" x 13'10")

Window to front aspect, built in wardrobe and radiator.

Bedroom Two

2.9m x 2.34m (9'6" x 7'8")

Window to rear aspect and radiator.

Bedroom Three

2.79m x 1.8m (9'2" x 5'11")

Window to rear aspect and radiator.

Outside

To the side of the property there is a private driveway with room for upto three cars. To the rear of the property there is an enclosed lawned garden with patio area.

Agent Note

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Floorplan



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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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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