



Brutus Court, Lincoln



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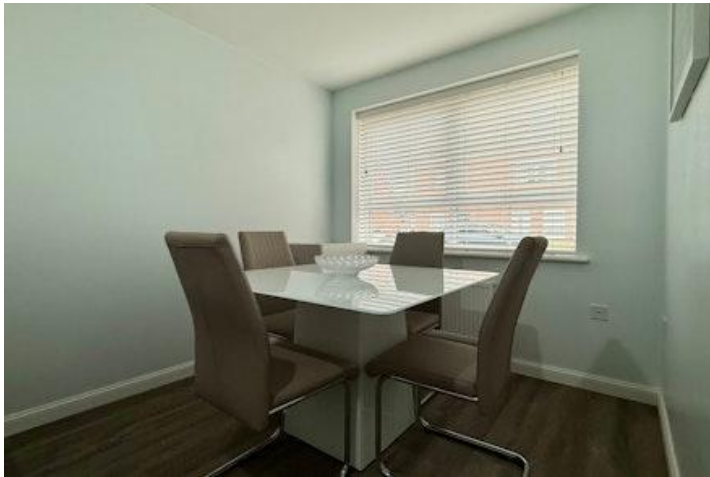
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£228,000

- Semi-Detached House
- Master with En-suite
- Lounge
- Kitchen Diner
- Private Enclosed Garden
- Driveway
- Freehold
- EPC Rating B



A beautifully presented Three Bedroom Semi-Detached House perfectly situated in the popular area of North Hykeham.

The property comprises of Entrance Hall, downstairs WC, Lounge and Kitchen Diner. First floor leads to three bedrooms including a Master Bedroom with En-suite and a separate Family Bathroom.

Externally the property offers driveway to the side and an enclosed private garden to the rear.

Entrance Hall

With laminate flooring and access to the first floor.

Downstairs WC 5'4" x 3'1" (1.6m x 0.9m)

With laminate flooring, radiator, basin and wc.

Lounge 16'3" x 11'10" (5m x 3.6m)

With double aspect windows from front to side, laminate flooring and radiator.

Kitchen Diner 10'6" x 15'1" (3.2m x 4.6m)

With window to the rear aspect, laminate flooring and radiator. Base and eye level units with integrated appliances including fan oven, gas hob and extractor. There is a storage cupboard and French doors to the rear.



Master 13'10" x 8'6" (4.2m x 2.6m)

With window to front aspect, carpet, radiator and access to en-suite.

En-suite 4'6" x 8'6" (1.4m x 2.6m)

With privacy window to side aspect, vinyl flooring, wc, basin and a fully tiled shower cubicle.

Bedroom 2 10'3" x 8'6" (3.1m x 2.6m)

With window to rear aspect, carpet and radiator.

Bedroom 3 8'9" x 6'4" (2.7m x 1.9m)

With window to front aspect, carpet and radiator.

Bathroom 5'7" x 6'4" (1.7m x 1.9m)

With privacy window to rear aspect, vinyl flooring, fitted bath with overhead shower, wc, basin and chrome heated towel radiator.



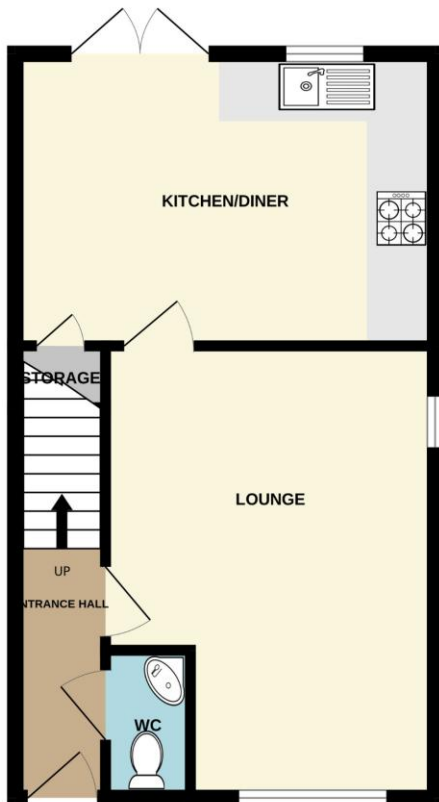
Outside

With gravelled garden to the front. ample parking to the side and a laid to lawn garden to the rear with a patio area.

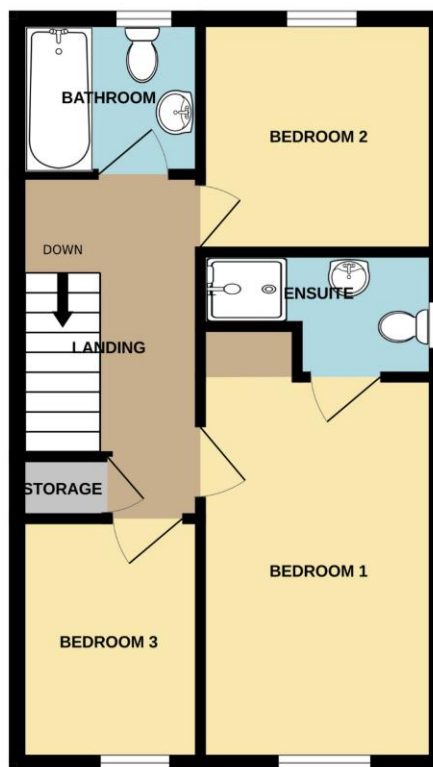
Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



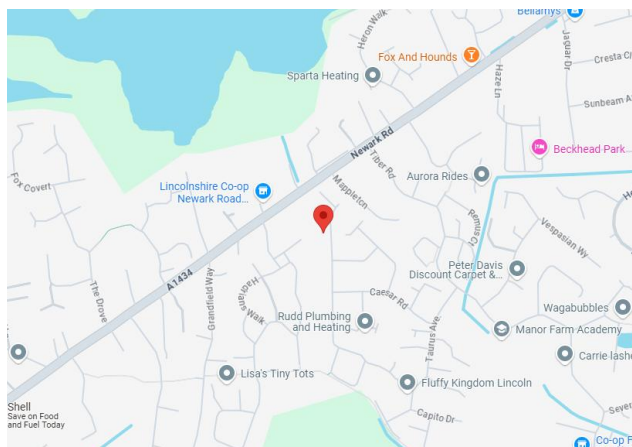
1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.7 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk