



Brutus Court, North Hykeham Lincoln LN6 9FY

welcome to

Brutus Court, North Hykeham Lincoln

LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY. A spacious and well presented four bedroom semi-detached home in the highly sought after North Hykeham area. Offering an open plan kitchen/diner, en suite to main bedroom, driveway parking and a low maintenance garden with summer house.



Situated within the highly sought after residential area of North Hykeham, this spacious and beautifully presented four bedroom semi-detached home offers contemporary living accommodation ideal for families and professionals alike. The property enjoys a prime position with excellent access to a wide range of local amenities including shops, eateries, supermarkets, gyms, leisure facilities, public houses and parks, along with well-regarded schooling and superb transport links.

Internally, the accommodation is thoughtfully arranged and comprises a welcoming entrance hall, cloakroom WC, a modern fitted open plan kitchen/diner perfect for everyday living and entertaining and a versatile fourth bedroom or home office. To the first floor is the lounge and main bedroom benefitting from an en suite shower room, with the second floor having two further double bedrooms as well as a contemporary family bathroom.

Externally, the property continues to impress with a driveway to the side providing off-road parking for up to two vehicles. Gated side access leads to a fully enclosed, low-maintenance rear garden featuring a patio seating area, artificial turf and a raised decking area. The garden also houses a summer house complete with power and lighting, ideal for use as a home office, gym or leisure space. An excellent opportunity to acquire a well-presented home in a popular and convenient location.

Important Notice

Entrance Hall

Cloakroom Wc

Bedroom Four / Study

Kitchen / Diner

First Floor Landing

Bedroom One

En Suite

Lounge

Second Floor Landing

Bedroom Two

Bedroom Three

Bathroom

Outside

Legal Fees Paid T&c's.



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welcome to

Brutus Court, North Hykeham Lincoln

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY.
- MODERN SEMI-DETACHED HOME
- FOUR WELL-PROPORTIONED BEDROOMS
- EN SUITE, FAMILY BATHROOM & CLOAKROOM WC
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124195 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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