



- Semi-Detached House
- Modern Kitchen/Diner
- Well-Presented Throughout
- Driveway Parking

- Three Bedrooms
- En-Suite, Family Bathroom & WC
- Private Enclosed Garden
- Sought After Location

Brutus Court, North Hykeham, LN6 9YB  
£235,000





Starkey&Brown is delighted to present this immaculately presented three-bedroom semi-detached property positioned on Brutus Court within the popular area of North Hykeham. The property offers modern and well-maintained living throughout and is ideal for first-time buyers, families, or investors. Accommodation comprises an entrance hall, leading into a bright and comfortable living room, a kitchen diner positioned to the rear of the property with French doors opening onto the rear garden - ideal setting for living and entertaining. Rising to the first floor, there are three bedrooms, with the master bedroom benefitting from an en-suite shower room, alongside a modern family bathroom. Externally, to the front of the property, there is off-street parking for two vehicles. To the rear of the property, there is a private enclosed garden offering excellent space for relaxing. Further benefits include gas central heating and uPVC double-glazing throughout. North Hykeham offers a wide range of amenities, including shops, supermarkets, takeaways, a post office, a pharmacy, schools at primary and secondary levels, a doctor's surgery, the A46 bypass, Hykeham railway station, and a regular bus service to Lincoln city centre. Council tax band: B. Freehold.



## uPVC composite door leading to:

### Entrance Hall

Laminate flooring, a radiator, and staircase to the first floor. Access to:

### Living Room

16' 3" x 11' 10" (4.95m x 3.60m)

Having uPVC double-glazed windows to the front and side aspects, carpeted, and a radiator.

### Kitchen Diner

15' 1" x 10' 5" (4.59m x 3.17m)

### Kitchen Area

A range of base and wall units with countertops, a stainless steel sink with mixer tap, integrated dishwasher, integrated electric oven with 4-ring gas hob with overhead extractor fan, laminate flooring, space and plumbing for a washing machine, space for a fridge freezer, and a uPVC double-glazed window to the rear aspect.

### Dining Area

A radiator, an understairs storage cupboard, laminate flooring, and French doors leading to the rear.

### Downstairs WC

Low-level WC, a wash hand basin, laminate flooring, and an extractor fan.

### First Floor Landing

Carpeted, a storage cupboard with shelving, a radiator, and loft access.

### Bedroom 1

13' 6" x 8' 6" (4.11m x 2.59m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, recess wall for a wardrobe. Access to:

### En-Suite

Three-piece suite comprising a low-level WC, a wash hand basin, a walk-in shower cubicle, a shaver point, a frosted double-glazed window to the side aspect, an extractor fan, and a radiator.

### Bedroom 2

10' 2" x 8' 6" (3.10m x 2.59m)

Having a uPVC double-glazed window to the front aspect, carpeted, and a radiator.

### Bedroom 3

8' 9" x 6' 6" (2.66m x 1.98m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

### Family Bathroom

Three-piece suite comprising a panelled bath, a low-level WC, a wash hand basin, a frosted double-glazed window to the front aspect, partially tiled walls, an extractor fan, and a radiator.

### Outside Front

Block paved driveway with parking for two vehicles. Side access leading to the rear.

### Outside Rear

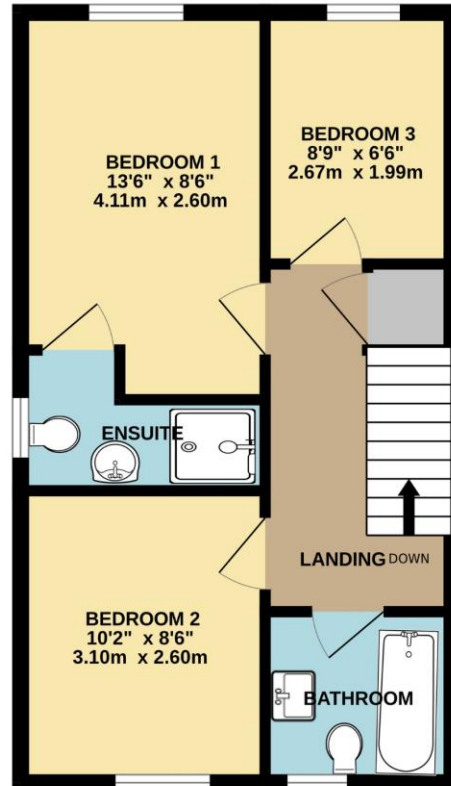
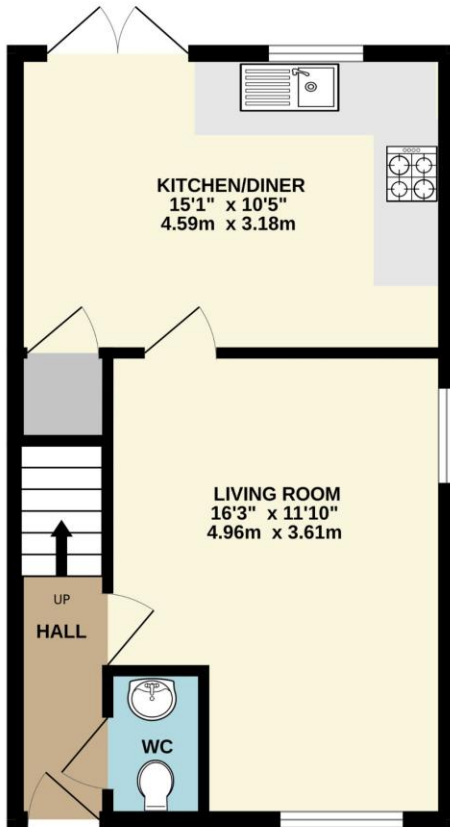
Mostly laid to lawn with a patio seating area.





GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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