NEWTON FALLOWELL



Brutus Court, North Hykeham

4 2 2

£250,000

- Modern Three Storey
- Three Double Bedrooms
- Living Dining Kitchen
- Bathroom & Ensuite
- Conservatory
- Garden, Driveway & Garage
- Freehold
- EPC Rating B







Modern Three Storey Town House situated in the popular North Hykeham area. Within walking distance of local schools, shops and other amenities. The accommodation to the ground floor comprises Entrance Hall with storage, Cloak Room, Study and Living Dining Kitchen with Integrated Appliances and conservatory. To the first floor there is the Lounge and Master Bedroom with Ensuite. Two further Bedrooms and a Bathroom are found on the second floor. The property benefits from an Enclosed Garden, Driveway and Garage.

Entrance Hall
With the entrance door to the front aspect, access to storage and radiator.

WC
Fitted with a low level wc, wash hand basin and radiator.

Bedroom Four/Study
8'11" x 6'2" (2.7m x 1.9m)
With a window to the front aspect and radiator.

Kitchen/Dining/Living
19'0" x 13'0" (5.8m x 4m)
With french doors leading to the conservatory, fitted with a range of wall and base units, sink with drainer unit, oven and hob with extractor and space and plumbing for washing machine.









Conservatory
10'5" x 10'5" (3.2m x 3.2m)
With an external door leading to the rear garden.

First Floor Landing
With stairs to the ground floor and stairs rising to the second floor.

Living Room
13'0" x 10'5" (4m x 3.2m)
With a window to the front aspect and radiator.

Bedroom One
13'0" x 10'0" (4m x 3m)
With a window to the rear aspect, access to the en-suite and radiator.

En-Suite
Fitted with a low level wc, wash hand basin, walk in shower and radiator.

Second Floor Landing
With stairs to the ground floor.

Bedroom Two
13'0" x 10'9" (4m x 3.3m)
With a window to the rear aspect, access to storage and radiator.

Bedroom Three
13'3" x 11'7" (4m x 3.5m)
With a window to the front aspect, access to storage and radiator.

Bathroom
With a window to the side aspect, fitted with a low level wc, wash hand basin, panelled bath with shower over and radiator.







Garage
With an up and over door.

Outside
To the front of the property is a driveway for two vehicles and a single detached garage.
To the rear of the property is an enclosed garden.

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.



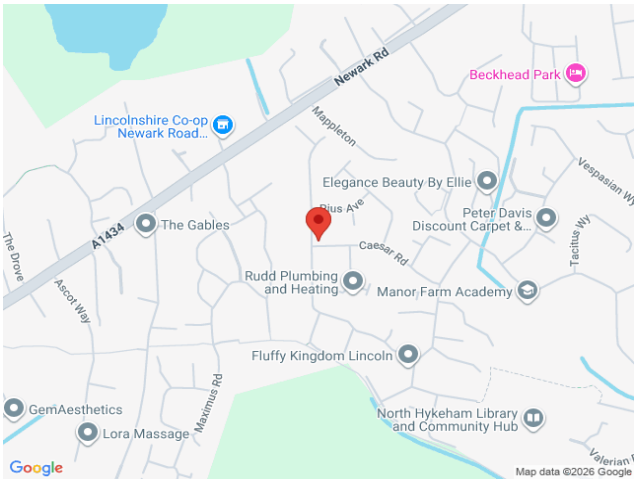
Floorplan

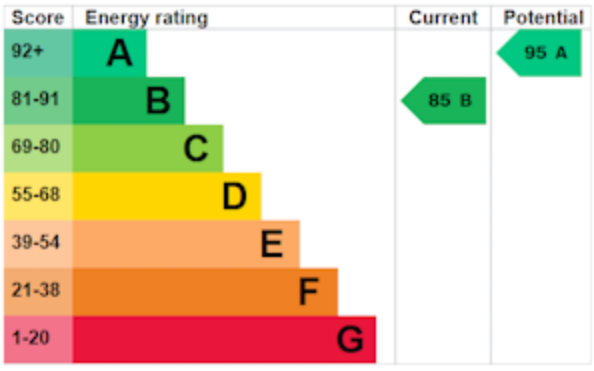


FLOORPLAN

TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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.
Made with Metropix ©2026





NEWTONFALLOWELL

Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk