



107 Brutus Court

North Hykeham, Lincoln, LN6 9FY



Book a Viewing!

£220,000

A modern Town House in the sought-after location of North Hykeham that boasts a modern and well-maintained interior. The Ground Floor features a stylish Kitchen Diner with integrated appliances, a comfortable Lounge and a convenient Downstairs WC. Upstairs, the First Floor Landing provides access to three Bedrooms, one of which benefits from an En-Suite Shower Room and a well-appointed Family Bathroom. The property includes two allocated parking spaces. Situated in this popular estate location, the property enjoys proximity to excellent amenities, a train station and convenient access to the A46 and Lincoln City Centre. The property is being sold with No Onward Chain and viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is well located within the popular residential area of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.



ACCOMMODATION

HALL

With staircase to the first floor and radiator.

CLOAKROOM/WC

With UPVC double glazed window to the front elevation, low level WC, wash hand basin and radiator.

LOUNGE

16' 2" x 11' 9" (4.93m x 3.58m) With UPVC double glazed window to the front elevation and radiator.

KITCHEN/DINER

15' 0" x 10' 5" (4.57m x 3.18m) With UPVC double glazed window and double glazed French doors to the rear elevation. Fitted with a range of wall, base units and drawers with work surfaces over, sink and drainer with mixer tap over, integral electric oven, fridge freezer, washing machine and slimline dishwasher, four ring gas hob with extractor fan over, under stairs storage cupboard, wall mounted gas fired central heating boiler and radiator.

FIRST FLOOR LANDING

With access to three bedrooms, radiator and over stairs storage cupboard.

BEDROOM 1

13' 8" x 8' 5" (4.17m x 2.57m) With UPVC double glazed window to the front elevation and radiator.

EN-SUITE

With low level WC, wash hand basin, walk-in shower cubicle, tiled splashbacks and chrome towel radiator.

BEDROOM 2

10' 2" x 8' 5" (3.1m x 2.57m) With UPVC double glazed window to the rear elevation and radiator.

BEDROOM 3

8' 9" x 6' 3" (2.67m x 1.91m) With UPVC double glazed window to the front elevation and radiator.

BATHROOM

With UPVC double glazed window to the rear elevation, low level WC, wash hand basin and panelled bath, tiled splashbacks and chrome towel radiator.

OUTSIDE

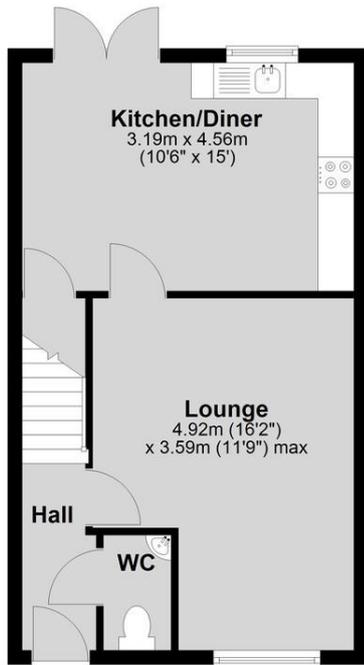
To the rear of the property there is an enclosed lawned garden and to the front of the property there are two allocated parking spaces.





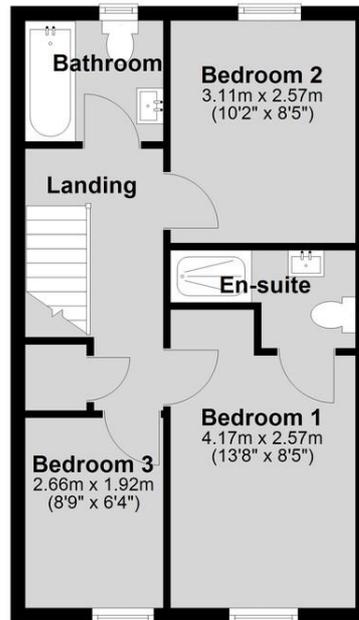
Ground Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Total area: approx. 75.2 sq. metres (809.6 sq. feet)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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