



# Brutus Court, North Hykeham, LN6 9FY

- Middle Town House
- 3 DOUBLE Bedrooms
- Lounge/ Diner
- Popular Development
- Dressing Room & En Suite
- Off Road Parking
- NO ONWARD CHAIN
- EPC Rating: C

£175,000

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# Brutus Court, North Hykeham, Lincoln, LN6 9FY

Benefitting from being sold with NO ONWARD CHAIN is this 3 double bedroom modern town house positioned upon a private cul-de-sac in the popular Manor development in North Hykeham. The property boasts spacious and extremely well presented living accommodation throughout and briefly comprising entrance hallway, downstairs wc, 16ft lounge diner and kitchen. Rising to the first floor are 2 double bedrooms and bathroom. Rising to the second floor there is a master bedroom with dressing room and en suite. To the front of the property there is off road parking for 2 vehicles. To the rear of the property there is an enclosed garden which is mostly laid to lawn. Internal viewing is essential to avoid disappointment. Please call 01522 845 845 to arrange a viewing.

## Entrance Hallway

Having door to front aspect, stairs leading to first floor landing, storage cupboard, vinyl flooring and radiator.

## Downstairs WC

Having low level wc, pedestal wash hand basin, tiled surround, vinyl flooring and radiator.

## Kitchen

12' 10" x 6' 0" (3.91m x 1.83m)

Having uPVC double glazed window to front aspect, a range of base and eye level units, 4 ring gas hob with extractor over and electric oven, space and plumbing for dishwasher, tiled surround, vinyl flooring and radiator.

## Lounge Diner

13' 3" max x 16' 6" max (4.04m x 5.03m)

Having uPVC double glazed window and doors to rear aspect leading to enclosed garden, understairs storage cupboard and radiator.

## First Floor Landing

Having stairs leading to second floor and radiator.

## Bedroom 2

13' 3" max x 11' 0" max (4.04m x 3.35m)

Having 2 uPVC double glazed windows to front aspect and radiator.

## Bedroom 3

11' 7" max x 13' 3" max (3.53m x 4.04m)

Having uPVC double glazed window to rear aspect and radiator.

## Bathroom

Having 3 piece bathroom suite briefly comprising low level wc, pedestal wash hand basin, panelled bath with shower over, tiled surround, vinyl flooring, extractor fan and radiator.

## Second Floor Landing

Having access to master suite.

## Master Bedroom

13' 3" max x 13' 0" plus bay (4.04m x 3.96m)

Having uPVC double glazed bay window to front aspect, airing cupboard and radiator.

## Dressing Room

Having Velux window to rear aspect, a range of fitted wardrobes and radiator.

## En Suite

Having Velux window to rear aspect, 3 piece bathroom suite briefly comprising low level wc, pedestal wash hand basin, double shower cubicle, storage cupboard, tiled surround vinyl flooring, extractor fan and radiator.

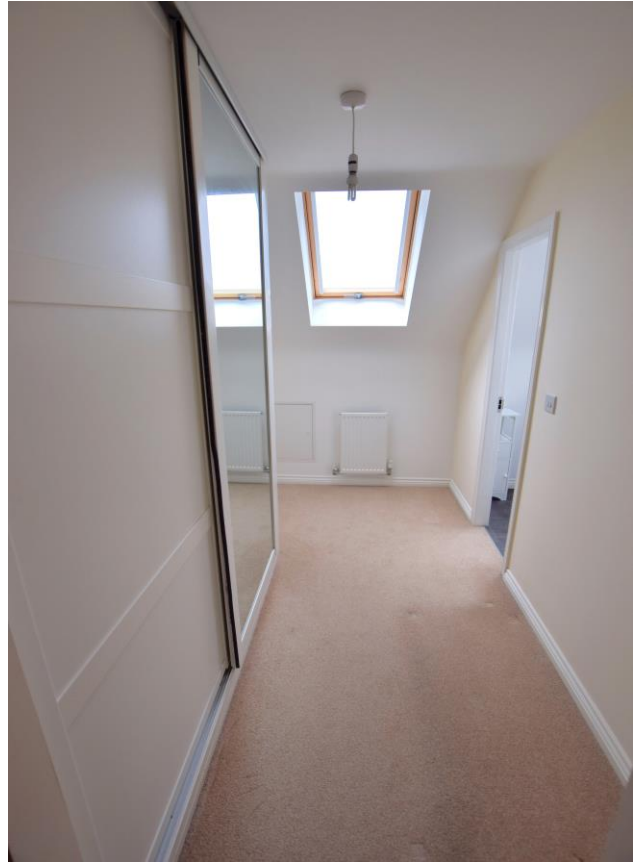
## Outside Front

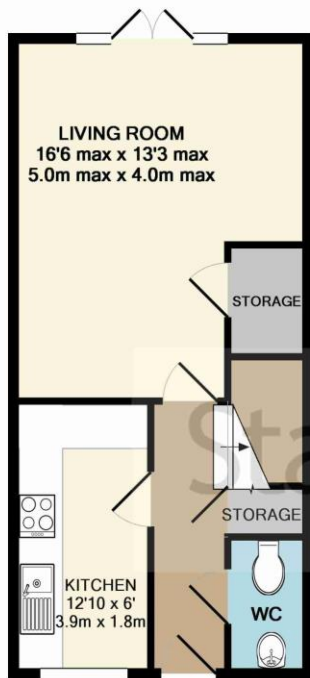
Having off road parking for 2 vehicles.

## Outside Rear

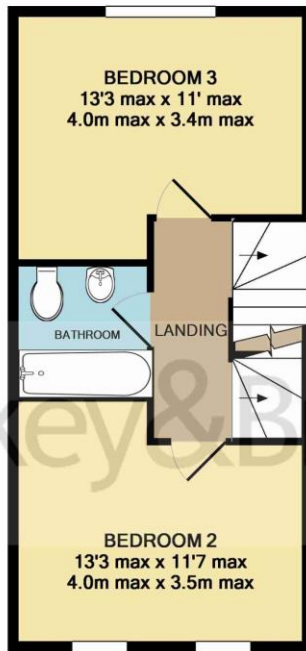
Having enclosed garden with fenced perimeters which is mostly laid to lawn with patio area, perfect for entertaining.



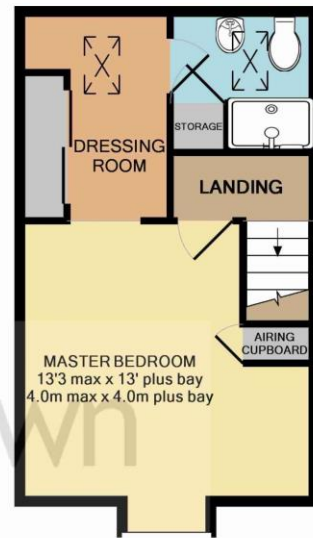




GROUND FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 300 SQ.FT.  
(27.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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