



**Magnus Court, North Hykeham**

**Guide Price £120,000**

  
**MARTIN & CO**

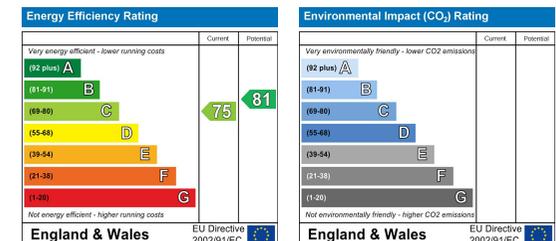
# Magnus Court, North Hykeham

House - End Terrace

1 Bedrooms, 1 Bathroom

Guide Price £120,000

- Ideal FTB or Investment Purchase
- Open Plan Living
- Ground Floor Bedroom and Shower Room
- Allocated Parking for One Vehicle
- Service Charge - £166 per half year
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - A



One bedroom end terraced home situated within the ever popular Manor Farm estate in North Hykeham making for an ideal FTB or Investment purchase. Comprising of an entrance hall, bedroom and shower room to the ground floor plus an open plan living kitchen area to the first floor. Allocated parking for one vehicle. Sold with no onward chain.

North Hykeham is situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass and train station.

EPC Rating - C  
Council Tax Band - A  
Tenure - Freehold

#### Entrance Hall

Composite front door, newly fitted carpet flooring, pendant fitting, Danfoss heating controls and a radiator. Stairs rising to the first floor with a plumbed storage cupboard for the washing machine.

#### Bedroom

9'7" x 9'3"

PVC window to the front and side aspects, newly fitted carpet flooring, pendant fitting and a radiator plus fitted wardrobes.

#### Shower Room

6'2" x 5'0"

Low level WC, pedestal wash basin and a cubicle housing the mains thermostatic shower. Newly fitted vinyl flooring, light and extractor.

#### Stairs

Newly fitted carpet flooring with wall mounted mains consumer unit.

#### Living Kitchen

12'6" x 11'6"

Base and eye level units with roll edge work surfaces and matching upstand with tile splash plus an inset stainless steel sink and drainer. Fitted oven and gas hob with extractor over, space for a freestanding fridge freezer. Newly fitted carpet and vinyl flooring, additional wall extractor, two radiators, pendant fitting, PVC side window and further PVC window and door with Juliette balcony to the front. Cupboard housing the Baxi combination boiler.

#### Outside

To the front is a small gravel garden with a light fitting and a brick storage shed. The property benefits from an allocated parking space in the communal carpark.

#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

#### Service Charge

Service Charge - £166 payable half yearly

Review Period - annually

Managing Agent - FirstPort

Maintenance of the private road and of the communal green areas.

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

33.2 m<sup>2</sup>  
356 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.