



**Magnus Court, North Hykeham,
Lincoln**

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MARTIN&CO

Magnus Court, North Hykeham, Lincoln

House - Mid Terrace
1 Bedrooms, 1 Bathroom

£120,000

Date Available:

Deposit:

- Ideal FTB or Investment Purchase
- Open Plan Living
- Ground Floor Bedroom and Shower Room
- Allocated Parking for One Vehicle
- Popular Location
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - A

One bedroom mid-terraced home situated within the ever popular Manor Farm estate in North Hykeham. 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.



One bedroom mid-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, carpet flooring, pendant fitting and a radiator. Stairs rising to the first floor with a plumbed storage cupboard housing the freestanding Kenwood washing machine.

Bedroom
 11'6" x 9'2"
 PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

Shower Room
 6'4" x 5'0"
 Low level WC, pedestal wash basin and a cubicle housing the mains thermostatic shower. Vinyl flooring, light and extractor.

Stairs
 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 plus an inset stainless steel sink and drainer. Fitted oven and gas hob with extractor over, microwave wall brackets in place, freestanding Hotpoint fridge freezer is also included within the sale. Carpet and vinyl flooring, additional wall extractor, two radiators, pendant fitting, PVC window and PVC door with Juliette balcony to the front. Cupboard housing the Ideal combination boiler and Honeywell thermostatic control.

Outside
 To the front is a small slate garden with a shrubbery border, lighting and a brick storage shed. The property benefits from an allocated parking space adjacent to the property.

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.



Energy Efficiency Rating	
Current	Potential
	94
75	

Very energy efficient - lower running costs
 (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

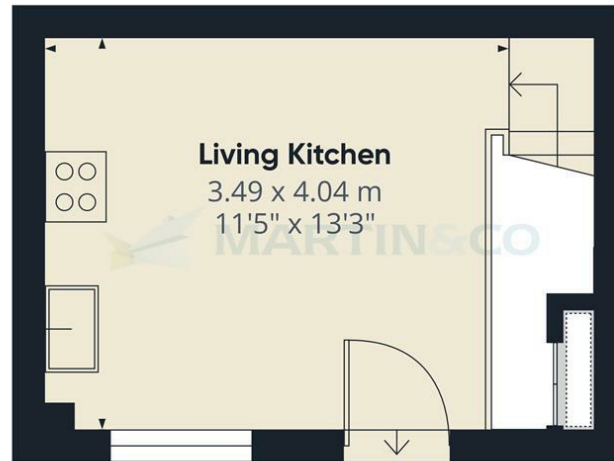
Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
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 (1-20) **G**
 Not environmentally friendly - higher CO₂ emissions

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Floor 0



Floor 1

Approximate total area⁽¹⁾
30.36 m²
326.8 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.