



**Brutus Court, North Hykeham,  
Lincoln**

**01 200 500**

  
**MARTIN & CO**

# Brutus Court, North Hykeham, Lincoln

House - Detached

3 Bedrooms, 3 Bathroom

£1,200 PCM

Date Available: 9th August 2024

Deposit: £1,384

Unfurnished

- Detached Family Home
- Manor Farm Development
- 2021 Build
- Master Bedroom with Ensuite
- Driveway Parking
- Single Garage
- EPC Rating - B
- Council Tax - B

Three bedroom detached family home situated within the popular Manor Farm development in North Hykeham. Boasting a master bedroom with ensuite shower room, fitted kitchen opening onto the enclosed garden, driveway parking and a single garage. Available August 2024.



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North Hykeham is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 6 months initial tenancy, longer term tenancy available

Council tax band - B - North Kesteven District Council

Mobile (based on calls indoors) - EE + O2 + Vodafone + Three

Broadband (estimated speeds) Standard 5 mbps / Superfast 80 mbps / Ultrafast 10000 mbps

Satellite & Cable TV Availability - BT + Sky



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>83</b>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
94.94 m<sup>2</sup>  
1021.92 ft<sup>2</sup>

(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.

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.