



Brutus Court, North Hykeham, Lincoln

Asking Price £230,000


MARTIN&CO

Brutus Court, North Hykeham,
Lincoln

House - Semi-Detached
3 Bedrooms, 2 Bathrooms

Asking Price £230,000

- Modern Three Bedroom Home
- Air Conditioning Installed
- Primary Bedroom with Ensuite
- Open Plan Kitchen Diner
- Driveway Parking
- Enclosed Rear Garden
- Tenure - Freehold
- EPC Rating - B
- Council Tax Band - B
- Service Charge - £120 PA

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



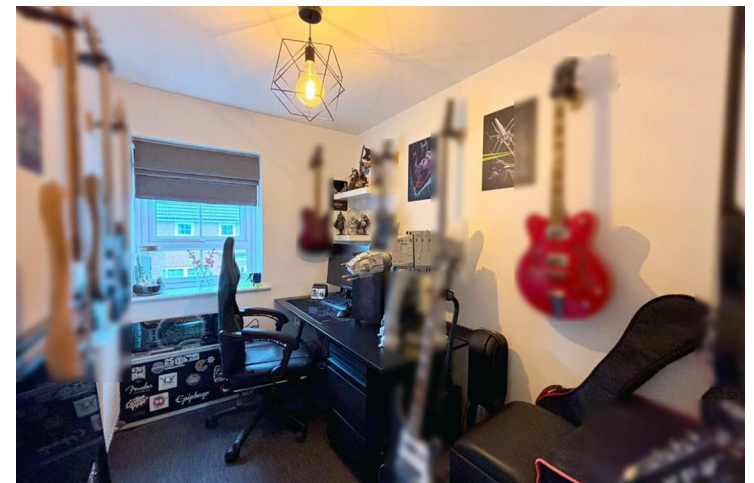
Three bedroom semi-detached home positioned within the popular Manor Farm development in North Hykeham. Comprising internally of an entrance with cloakroom, living room and kitchen diner, three bedrooms, primary with ensuite and a bathroom. Externally offering driveway parking for multiple vehicles and an enclosed rear garden. Viewing are highly recommended to fully appreciate.

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.

The agent hasn't been notified of any issues with potential impact on the property. The agent has not seen sight of the title registration so the title is assumed as freehold only. We recommend buyers to seek legal advice and to carry out their own due diligence on this matter.

EPC Rating - B
Council Tax Band - B
Tenure - Freehold

Draft Particulars
PLEASE NOTE THESE ARE DRAFT
PARTICULARS AWAITING FINAL APPROVAL FROM
THE VENDOR, THEREFORE THE CONTENTS



HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

Agent Note

The agent has been made aware by the vendors that there are charges payable for upkeep of the Manor Farm green areas.

Service Charge - £120 PA

Ground Rent - N/A

Review Period - March and September annually

Managing Agent - First Port

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.

Entrance Hall

Cloakroom
5'3" x 3'1"

Living Room
16'2" x 11'10"

Kitchen Diner
14'11" x 10'5"

Stairs / Landing

Bathroom
6'2" x 5'6"

Bedroom
10'2" x 8'5"

Bedroom
11'8" x 8'5"

Ensuite
8'4" x 4'5"

Bedroom
8'9" x 6'3"

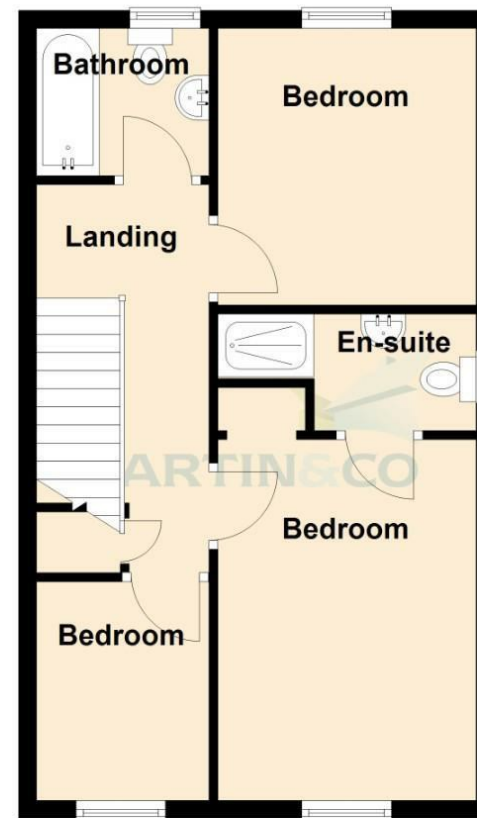
Fixtures & Fittings.

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.

Ground Floor



First Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon or for scale or accuracy.
Plan produced using PlanUp.

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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.