



2 St. Francis Court
North Hykeham

MOUNT & MINSTER

INTRODUCTION

This well positioned semi detached two bedroom property is being offered with no onward chain and is in within walking distance to a range of amenities. and benefits from an allocated car parking space. The property briefly comprises entrance porch, living room and kitchen/diner to the ground floor. To the first floor there are two bedrooms and family bathroom.

OUTSIDE

To the front the garden is primarily laid to lawn, with a concrete pathway leading to the front door, there is a shared passageway to the side of the property giving access to a side pedestrian gate to the rear garden. There are also two allocated car parking spaces.

To the rear the enclosed garden is primarily laid to lawn with a patio and garden shed.

LOCATION

Located in the desirable area of North Hykeham this property benefits from a friendly community and convenient access to local amenities, including shops, schools, and parks. The area is well-connected to Lincoln city centre, making it an excellent choice for those who commute or enjoy the vibrant city life.

ACCOMMODATION

Entrance Porch

Carpet, ceiling light.

Living room

Carpet, radiator, double glazed window to front, wall and ceiling lights, electric fire on marble hearth, stairs rising to first floor landing.

Kitchen/Diner

Lino flooring, range of wall and base units, space for fridge freezer, space and plumbing for washing machine, tiled splash backs, stainless steel sink and drainer, double glazed window to rear, double glazed pedestrian access door to garden, oven with extractor over, radiator, ideal wall mounted boiler, ceiling lights, storage cupboard.

Landing

Carpet, access to loft space, airing cupboard, ceiling light.

Bedroom One

Carpet, radiator, ceiling lights, double glazed window to front, built in wardrobe.

Bedroom Two

Carpet, ceiling light, double glazed window to rear.

Bathroom

Lino flooring, radiator, ceiling light, double glazed window to rear, tiled splash backs, bath with electric shower over, low level wc, pedestal wash hand basin, extractor.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

COUNCIL TAX BAND

Band: A

North Kesteven District Council

METHOD OF SALE

Freehold with vacant possession on completion.

SERVICES

Mains water, drainage, electricity and gas central heating.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of November 2025.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

BUYER INDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

- Semi detached
- Living room
- Enclosed rear garden
- No onward chain
- Popular location close to amenities
- Two bedrooms
- Kitchen/Diner
- Bathroom
- Two allocated car parking spaces



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Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

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