



30 Magnus Court
North Hykeham, Lincoln, Lincolnshire, LN6 9FW

Offers Over
£210,000

3 Bedroom Terraced House

- Freehold
- No Onward Chain
- Mid Terrace Home
- Three Bedrooms
- Immaculately Presented
- Modern Kitchen Diner
- Family Bathroom & Downstairs WC
- Highly Sought After Location
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 30 Magnus Court, North Hykeham, Lincoln, Lincolnshire, LN6 9FW](#)



Overview

Pygott & Crone are delighted to be marketing this beautiful, modern and deceptively spacious three bedroom mid-terraced house on the ever popular Manor Farm Estate in North Hykeham.

The property is to be sold with No Onward Chain & internal accommodation comprises of Entrance Porch, modern downstairs WC, leading in to an open plan Lounge area. An open plan fitted Kitchen Dining area comes with under stairs storage as well as patio doors leading to the rear garden. Upstairs you can find two generous double bedrooms, a further single bedroom / dressing room space with built-in storage, modern family bathroom with three piece suite and access to loft storage space.

Externally the property boasts two off street parking allocated spaces located to the front of the home. The rear garden is well maintained, also benefitting from being south facing and having a passageway for bin access.

The property is located in a desirable position close to local amenities such as local schooling, eateries and has fantastic transport links such as bus route, access to the A46 & being within easy reach of Hykeham, Lincoln & Newark railway station.







Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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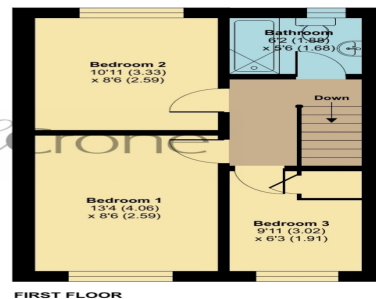
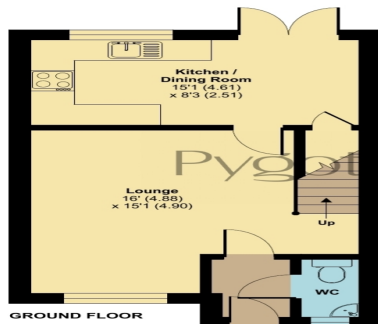






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Approximate Area = 768 sq ft / 71.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richscam 2025. Produced for Pygott & Crone. REF: 1408625



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is on the market with our Lincoln branch

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