



Heather Gardens, North Hykeham

£895 PCM


MARTIN&CO

Heather Gardens, North Hykeham

House - Townhouse
3 Bedrooms, 3 Bathroom

£895 PCM

Date Available: 3rd April 2024

Deposit: £1,032

Unfurnished

- Three Bedrooms
- Three Storey
- En Suite
- Enclosed Rear Garden
- Cloakroom
- PVC Double Glazing
- Gas Central Heating
- Off Road Parking

A modern and well presented three bedroom, three storey town house excellently located in the Richmond Lakes area of North Hykeham close to a wide range of amenities and schooling. Briefly comprising; entrance hall, cloakroom, kitchen, lounge, three bedrooms with the master having an en suite plus the main family bathroom. Enclosed rear garden and off road parking.



FULL DESCRIPTION
A modern and well presented three bedroom, three storey town house excellently located in the Richmond Lakes area of North Hykeham close to a wide range of amenities and schooling. Briefly comprising; entrance hall, cloakroom, kitchen, lounge, three bedrooms with the master having an en suite plus the main family bathroom. Enclosed rear garden and off road parking.

Council Tax Band - C. North Kesteven Council

Initial Tenancy 6 Months.

Unfortunately we are unable to accept pets or smokers in the property.



Energy Efficiency Rating		
	Current	Potential
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		
	75	89
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	74	88
England & Wales		
EU Directive 2002/91/EC		

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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.

