



**Magnus Court, North Hykeham,  
Lincoln**

01 400 500 000

  
**MARTIN&CO**

# Magnus Court, North Hykeham, Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£1,100 Per Month

Date Available: 1st September  
2025

Deposit: £1,300

- Modern Family Home
- Popular Location with Local Amenities
- Fitted Kitchen Diner
- Downstairs Cloakroom
- Primary Bedroom with Ensuite
- South West Facing Rear Garden
- Allocated Parking for Two Vehicles
- Council Tax Band - B / EPC Rating - C

Three bedroom semi-detached home situated within the popular Manor Farm development in North Hykeham. Comprising internally of an entrance porch and cloakroom, living room, fitted kitchen diner, three bedrooms, primary with ensuite and a family bathroom. Allocated parking, South West facing garden.



Available from 1st September 2025.

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.

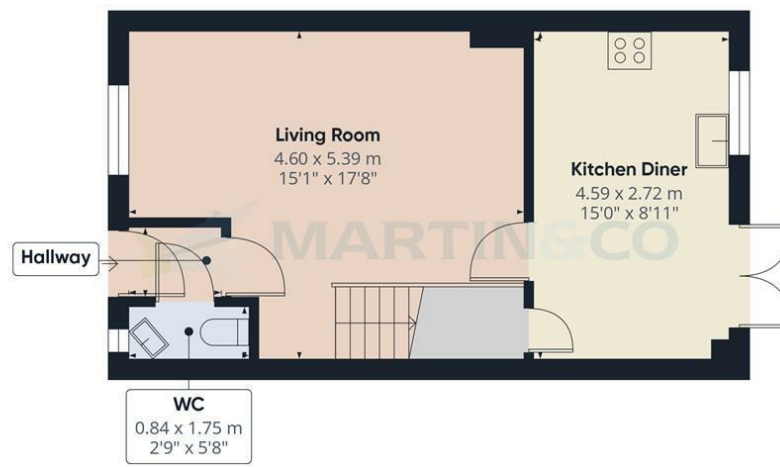
Length of tenancy - 6 months initial tenancy with a long term tenancy preferred.

EPC Rating - C  
Council Tax Band - B - North Kesteven

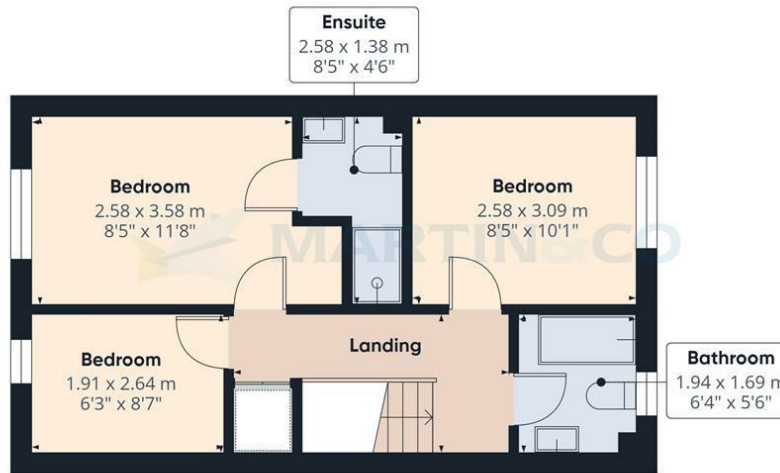


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>91</b>
	<b>79</b>	
<b>England &amp; Wales</b>	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>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
71.3 m<sup>2</sup>  
767 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.