



Fox Covert, South Hykeham, Lincoln

£1,000 Per Month


MARTIN&CO

Fox Covert, South Hykeham,
Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

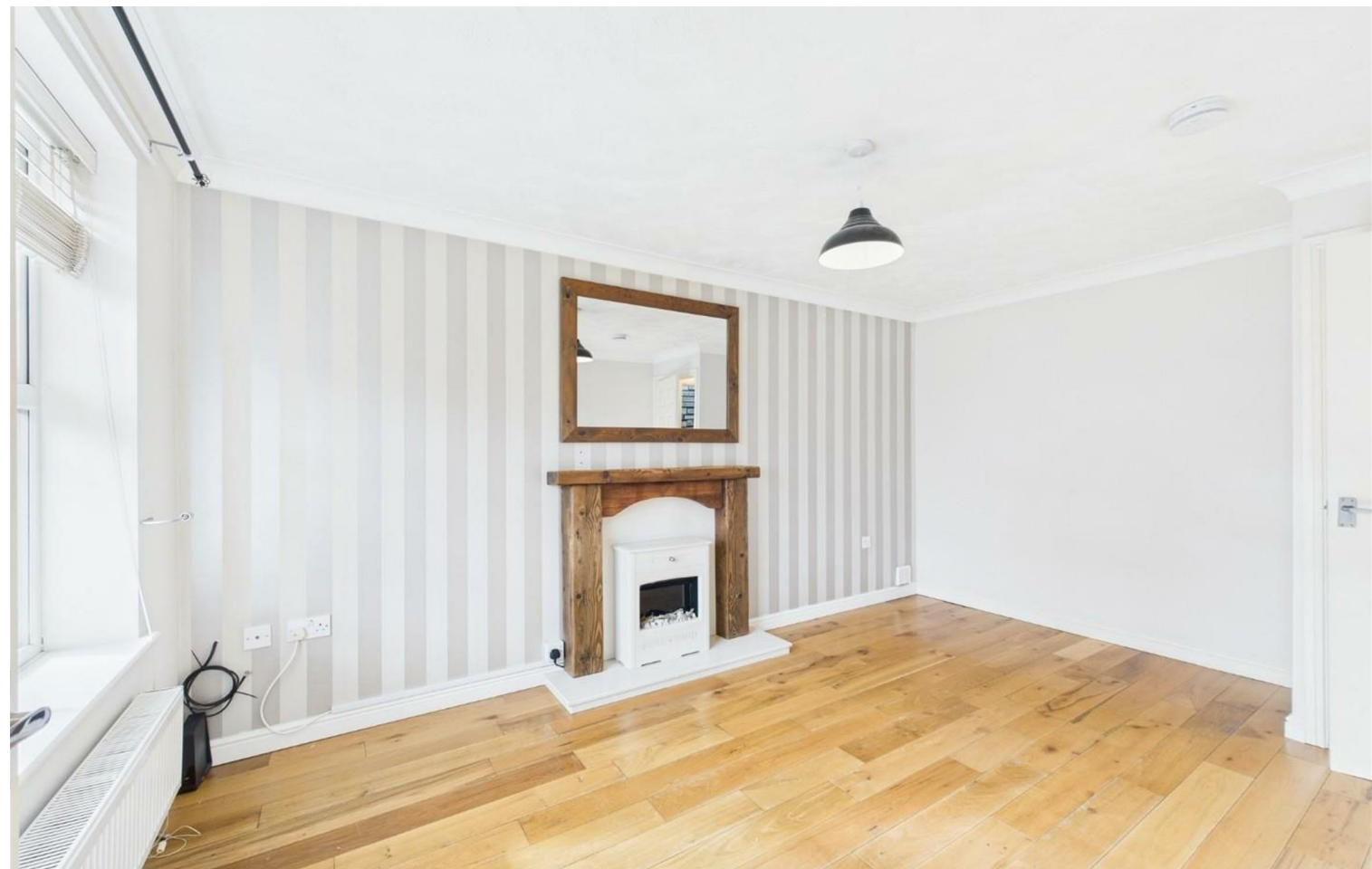
£1,000 Per Month

Date Available: 24th March 2025

Deposit: £1,153

Unfurnished

- Well Presented Home
- Kitchen Diner
- Downstairs Cloakroom
- Driveway Parking
- Front and Rear Gardens
- Council Tax - B / EPC Rating - C



Three bedroom semi-detached home located off The Drove in a quiet cul-de-sac position in South Hykeham being close to many local amenities including schooling and the A46 bypass for easy commuting.



Three bedroom semi-detached home located off The Drove in a quiet cul-de-sac position in South Hykeham being close to many local amenities including schooling and the A46 bypass for easy commuting. Property comprises internally of an entrance hall, living room, cloakroom, kitchen diner, three bedrooms and a family bathroom. Externally offering front and rear gardens with driveway parking for multiple vehicles to park off road.

Unfortunately we cannot accept smokers on this property. Pets may be considered on a case by case basis.

Length of tenancy - 12 months initial tenancy
 Council tax band - B - North Kesteven District Council
 EPC Rating - C

Broadband Availability
 DOWNLOAD - Standard: 6mbps, Superfast: 80mbps, Ultrafast: 10000mbps

Mobile Availability

Indoor:
 EE - Likely
 THREE - Limited
 O2 - Limited
 VODAFONE - None

Outdoor:
 EE - Likely
 THREE - Likely
 O2 - Likely
 VODAFONE - Likely



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		
	71	83
England & Wales	EU Directive 2002/91/EC	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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area⁽¹⁾
61.6 m²
663.06 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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.