



Newark Road, North Hykeham,
Lincoln

£275 Per Month


MARTIN & CO

Newark Road, North Hykeham,
Lincoln

House - Detached
2 Bedrooms, 2 Bathroom

£875 Per Month

Date Available: 5th June 2026

Deposit: £1,009

Unfurnished

- Detached house
- Driveway parking
- Close to amenities
- Two bedrooms
- Gas Central Heating
- Private Garden

Two bedroom detached house set back from Newark road in the ever popular area of North Hykeham, this property boasts an large driveway and a private garden with gazebo. North Hykeham benefits from a range of nearby amenities such as schools, supermarkets and both train and bus links into the city of Lincoln.



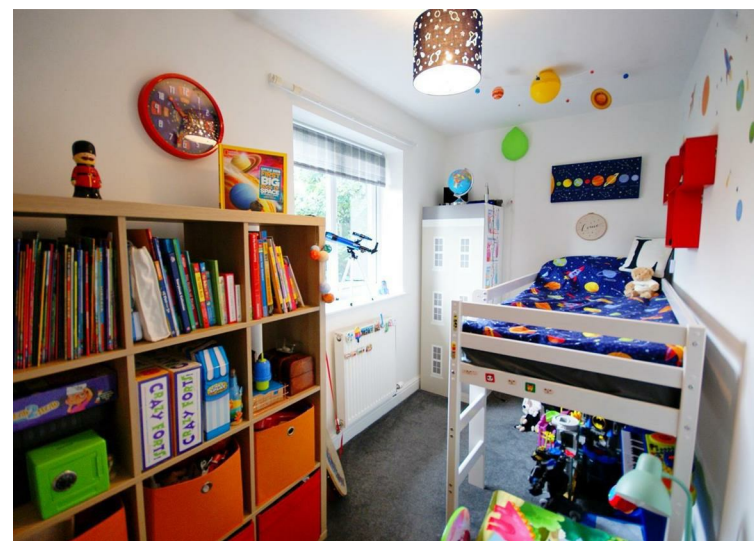
Two bedroom detached house set back from Newark road in the ever popular area of North Hykeham, this property boasts an large driveway and a private garden with gazebo. North Hykeham benefits from a range of nearby amenities such as schools, supermarkets and both train and bus links into the city of Lincoln.

EPC - C
 Length of tenancy - 6 months initial tenancy
 Council tax band - C - North Kesteven Council

Mobile (based on calls indoors) O2 EE Three
 Vodafone good to fair

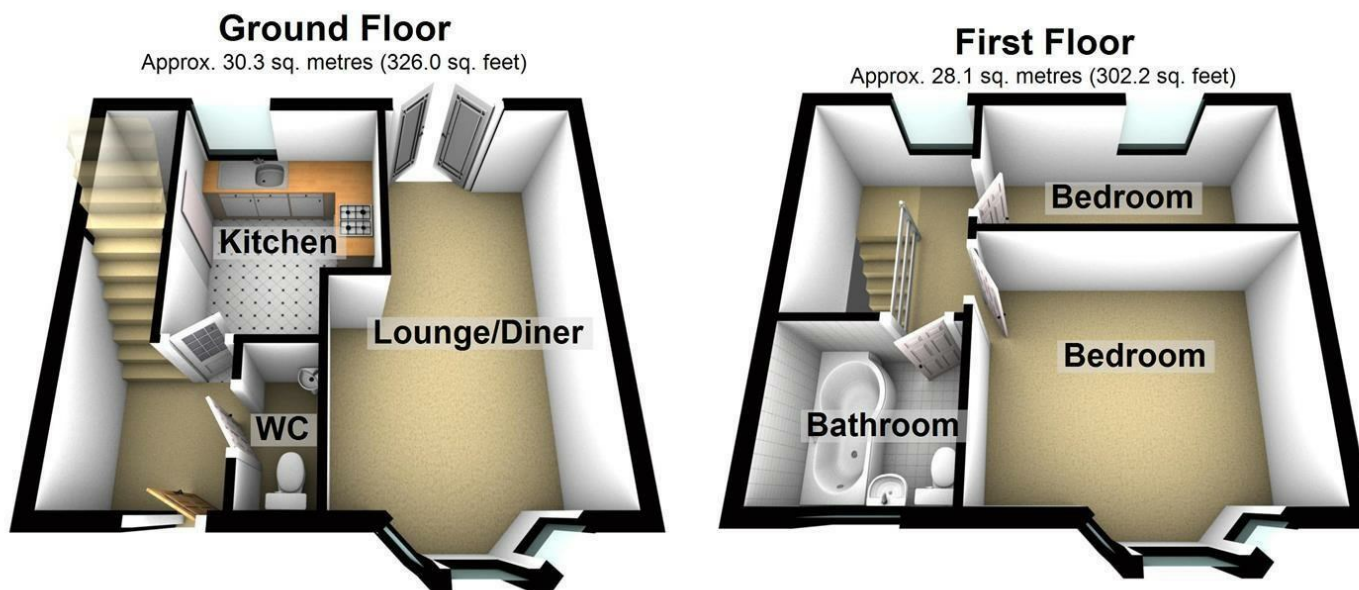
Broadband (estimated speeds)
 Standard 6 mbps
 Superfast 73 mbps
 Ultrafast 180 mbps

Satellite & Cable TV Availability - BT Sky Virgin



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		
		87
		72
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx. 30.3 sq. metres (326.0 sq. feet)

First Floor
Approx. 28.1 sq. metres (302.2 sq. feet)

Total area: approx. 58.4 sq. metres (628.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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.