



**Pius Avenue, North Hykeham,
Lincoln**

£1,650 PCM


MARTIN&CO

Pius Avenue, North Hykeham,
Lincoln

House - Detached
4 Bedrooms, 4 Bathroom

£1,650 PCM

Date Available: 10th February
2025

Deposit: £1,000

- Detached Family Home
- Popular Manor Farm Estate
- Fully Fitted Breakfast Kitchen
- Master with Ensuite
- Lounge and Dining Room
- Off Road Parking
- Single Garage
- Private Rear Garden

Detached four bedroom family home situated within the popular Manor Farm development in North Hykeham. This well presented home is not to be missed with benefits including a fitted kitchen with a range of appliances, private south facing garden and a garage with off road parking for two vehicles.



Detached four bedroom family home situated within the popular Manor Farm development in North Hykeham. This well presented home is not to be missed with benefits including a fully fitted kitchen with a range of appliances, private south facing rear garden and a single garage with off road parking for two vehicles.

Internally comprising of an entrance hall with storage cupboards, cloakroom, dining room, spacious lounge and a fitted breakfast kitchen both with French doors to the garden. The kitchen benefits from a range of appliances to include a fridge freezer, washer dryer, dishwasher, wine chiller and a built in microwave. The first floor offers four good sized bedrooms, three of which have fitted wardrobes, master with ensuite and a family bathroom. Private rear garden, off road parking and a single garage.

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 months tenancy preferred
Council tax band - D - North Kesteven District Council

Mobile (based on calls indoors) O2 / EE /Three /Vodafone
Broadband (estimated speeds)
Standard 4 mbps
Superfast 55 mbps
Ultrafast 10000 mbps

Satellite & Cable TV Availability BT / Sky / Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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

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



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