



Fox Covert, South Hykeham, Lincoln

£900 Per Month


MARTIN & CO

Fox Covert, South Hykeham,
Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£900 Per Month

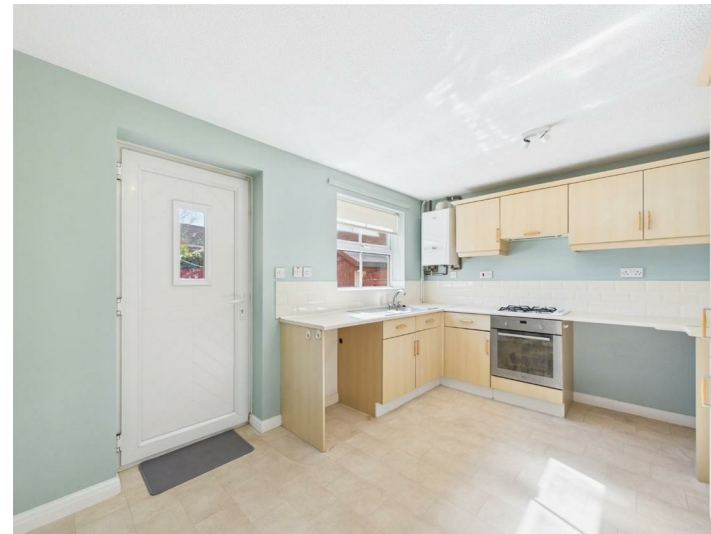
Date Available: 18th April 2025

Deposit: £1,038

Unfurnished

- Semi-Detached Home
- Driveway Parking
- Kitchen Diner
- Two Double Bedrooms
- Enclosed Rear Garden
- Council Tax - B / EPC Rating - D

Two 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.



Two 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, kitchen diner, two bedrooms and a family bathroom. Externally offering front and rear gardens with a driveway for off road parking.

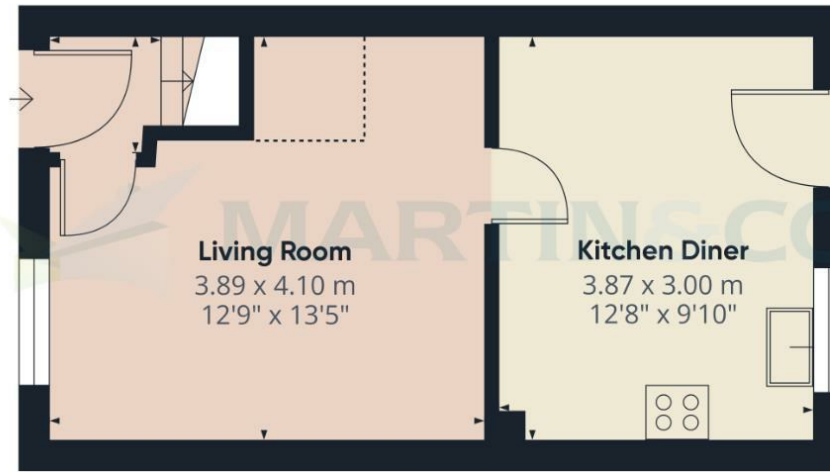
Unfortunately we cannot accept smokers or pets on this property.

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

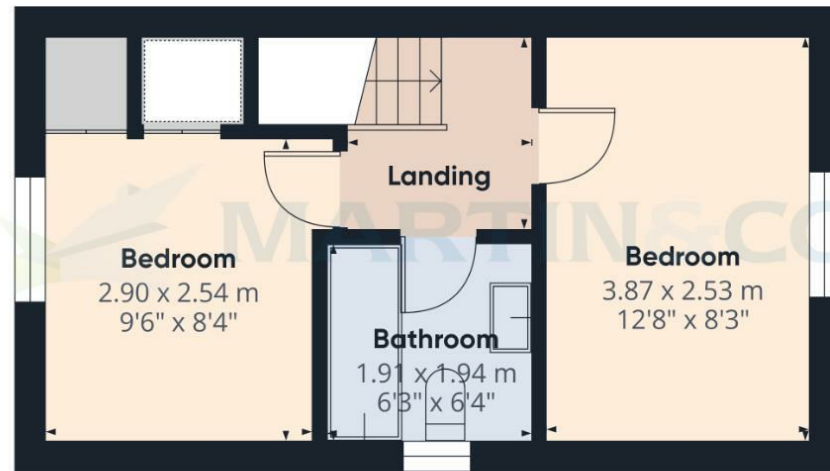


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	64	
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾
52.32 m²
563.18 ft²

Reduced headroom
0.96 m²
10.28 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

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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.