



**Alford Mill Close, North Hykeham**

**£900 Per Month**

  
**MARTIN & CO**

# Alford Mill Close, North Hykeham

Bungalow - Detached  
2 Bedrooms, 2 Bathroom

£900 Per Month

Date Available: 13th January  
2025

Deposit: £1,038

Unfurnished

- Mature Residential Setting
- Modern Kitchen
- Spacious Lounge Diner
- Front and Rear Garden
- Driveway Parking
- Single Garage
- EPC Rating - D
- Council Tax Band - B

Two bedroom detached bungalow within a mature residential cul-de-sac in North Hykeham. Comprising internally of an entrance hall with storage cupboard, spacious lounge diner, modern kitchen, bathroom and two bedrooms. Front and rear garden, driveway parking and a single garage.



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North Hykeham is situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass.

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

Length of tenancy - 12 months initial tenancy.

EPC Rating - D  
 Council tax band - B - North Kesteven  
 Mobile (based on calls indoors) - EE, O2, Vodafone  
 Broadband (estimated speeds) - 4mbps (Standard), 44mbps (Superfast), 1000mbps (Ultrafast)  
 Satellite & Cable TV Availability - BT, Sky, Virgin



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>86</b>
		<b>68</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>		
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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.

