



Caesar Road, North Hykeham,  
Lincoln

0250 500000

  
**MARTIN&CO**

Caesar Road, North Hykeham,  
Lincoln

Apartment  
2 Bedrooms, 2 Bathroom

£850 PCM

Date Available: 23rd May 2026  
Deposit: £980

Unfurnished

- Two Bedroom Top Floor Apartment
- Separate Kitchen
- Allocated Parking For Two Vehicles
- Electric Heating
- PVC Double Glazing
- Available Long Term
- EPC - C
- Council Tax - B

A modern top floor two bedroom apartment located within the popular Manor Farm estate in North Hykeham benefiting from a wide range of local amenities. Offering light and airy living accommodation to comprise of: Entrance hall, lounge to include an electric feature fire with surround and separate kitchen . Two bedrooms and a bathroom with a mains operated shower over the bath.

This top floor apartment also benefits from two allocated parking spaces, a secure telephone intercom entry system and electric heating.



FULL DESCRIPTION

A modern top floor two bedroom apartment located within the popular Manor Farm estate in North Hykeham benefiting from a wide range of local amenities. Offering light and airy living accommodation to comprise of: Entrance hall, lounge to include an electric feature fire with surround and separate kitchen Two bedrooms and a bathroom with a mains operated shower over the bath. This top floor apartment also benefits from two allocated parking spaces, a secure telephone intercom entry system and electric heating.

Unfortunately we cannot accept smokers on this property.

Length of tenancy - Long term tenancy available

Council tax band - B - North Kesteven

Mobile (based on calls indoors)  
O2 EE Three Vodafone  
Broadband (estimated speeds)  
Standard 5 mbps  
Superfast 80 mbps  
Ultrafast 10000 mbps  
Satellite & Cable TV Availability  
BT & Sky



| 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 |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | 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) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

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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.