



**Magnus Court, North Hykeham,
Lincoln**

£1,100 PCM

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Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£1,100 PCM

Date Available: 1st September
2025

Deposit: £1,300

- Modern Family Home
- Popular Location with Local Amenities
- Fitted Kitchen Diner
- Downstairs Cloakroom
- Primary Bedroom with Ensuite
- South West Facing Rear Garden
- Allocated Parking for Two Vehicles
- Council Tax Band - B / EPC Rating - C

Three bedroom semi-detached home situated within the popular Manor Farm development in North Hykeham. Comprising internally of an entrance porch and cloakroom, living room, fitted kitchen diner, three bedrooms, primary with ensuite and a family bathroom. Allocated parking, South West facing garden.



Available from 1st September 2025.

North Hykeham is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 6 months initial tenancy with a long term tenancy preferred.

EPC Rating - C
Council Tax Band - B - North Kesteven

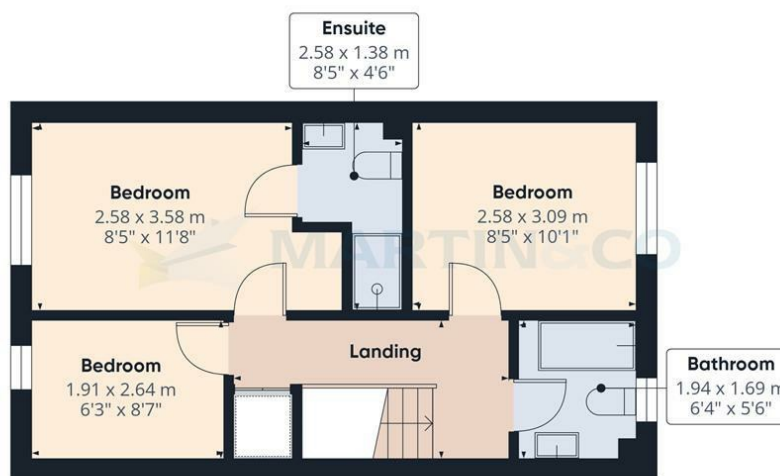


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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⁾

71.3 m²

767 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.