



Briar Close, South Hykeham, Lincoln

£900 Per Month


MARTIN & CO

Briar Close, South Hykeham,
Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£900 Per Month

Date Available: 1st April 2024

Deposit: £1,038

Unfurnished

- Semi-Detached Home
- Modern Fitted Kitchen
- Spacious Rear Garden
- Driveway Parking
- Desirable Location
- Long Term Tenancy Preferred
- Council Tax Band - B
- EPC - TBC

Three bedroom semi-detached home situated in South Hykeham benefitting from local amenities and convenient access to the A46 bypass. Comprising internally of an entrance hall, living room, kitchen diner, two double bedrooms, one single bedroom and a family bathroom. Off road parking and gardens.

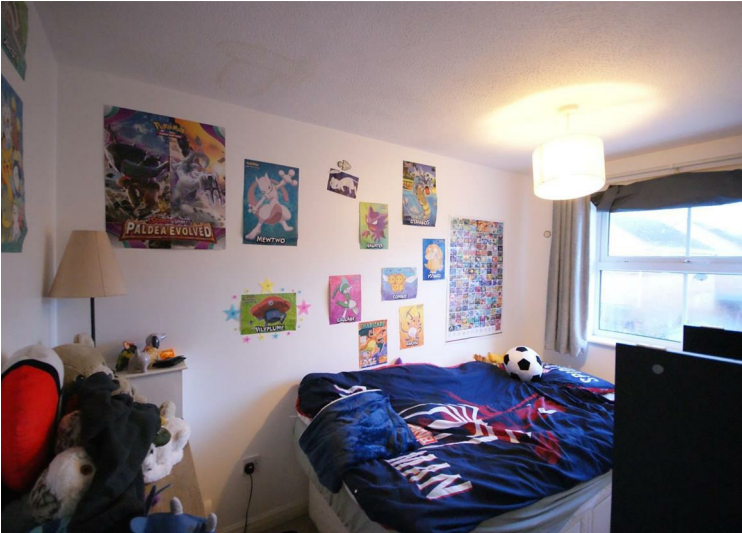


Three bedroom semi-detached home situated in South Hykeham benefitting from local amenities and convenient access to the A46 bypass. Comprising internally of an entrance hall, living room, kitchen diner, two double bedrooms, one single bedroom and a family bathroom. Off road parking and gardens.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy with a long term tenancy preferred
 Council tax band - B - North Kesteven District Council

EPC - TBC



| 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 | | |
| | | 85 |
| | 70 | |
| 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 | | |
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| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | 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.