



**St James Place, North Hykeham,
Lincoln**

£1,200 Per Month


MARTIN&CO

St James Place, North Hykeham,
Lincoln

House - Townhouse

3 Bedrooms, 3 Bathroom

£1,200 Per Month

Date Available: 14th October
2024

Deposit: £1,200

- 3 Bedrooms
- Master with En suite
- Kitchen / Dinner
- Garage & Driveway
- Gardens Front & Rear
- North Hykeham
- Close to Schools
- North Kesteven District Council band C

3 Bedroom Town House, situated in North Hykeham close to local amenities and schools. Internally comprising of 3 bedroom, master with En Suite, Family Bathroom, Lounge and Kitchen Dinner, Externally Gardens and Drive way with gardens front and rear.



Description
 3 Bedroom Town House, situated in North Hykeham close to local amenities and schools. Internally comprising of 3 bedroom, master with En Suite, Family Bathroom, Lounge and Kitchen Dinner, Externally Gardens and Drive way with gardens front and rear.

Unfortunately we are unable to accept smokers or pets on this property

- Initial tenancy 12 months
- Council tax - North Kesteven District Council band C
- Mobile (based on calls indoors) - EE & Vodafone
- Satellite & Cable TV Availability - BT, SKY & VIRGIN
- Broadband (estimated speeds)
- Standard 6 mbps
- Superfast 39 mbps
- Ultrafast 10000 mbps



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		
	78	88
England & Wales	EU Directive 2002/91/EC	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		
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Not environmentally friendly - higher CO ₂ 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.