



Tacitus Way, North Hykeham, Lincoln

£925 PCM


MARTIN&CO

Tacitus Way, North Hykeham,
Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£925 PCM

Date Available: 8th September
2025

Deposit: £1,000

- Modern Semi-Detached Home
- Two Double Bedrooms
- Downstairs Cloakroom
- Driveway Parking for Two Vehicles
- Enclosed Rear Garden
- Popular Location
- EPC Rating - C
- Council Tax Band - A

Two bedroom semi-detached home ideally situated within easy reach of local amenities on the popular Manor Farm Development in North Hykeham. Comprising of an entrance, living room, cloakroom and kitchen, two double bedrooms and a bathroom. Driveway parking for two vehicles and a rear garden.



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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.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy.

EPC Rating - C

Council tax band - A - North Kesteven

Mobile (based on calls indoors) - EE, O2, Vodafone

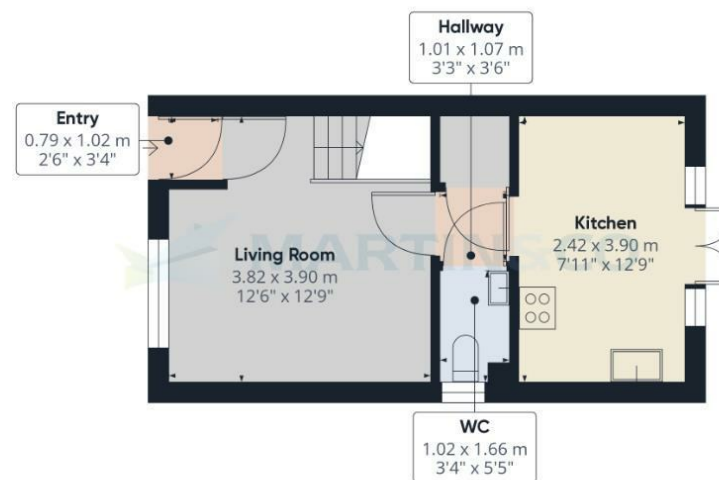
Broadband (estimated speeds) - 5mbps (Standard), 72mbps (Superfast), 10000mbps (Ultrafast)

Satellite & Cable TV Availability - BT, Sky

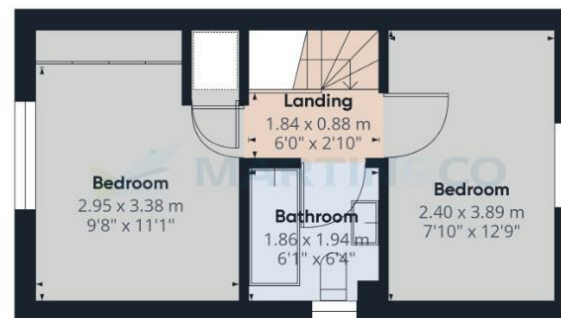


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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⁾
54.03 m²
581.57 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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.