



**Hykeham Road, North Hykeham**

**£1,000 Per Month**

  
**MARTIN&CO**

Hykeham Road, North Hykeham

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£1,000 Per Month

Date Available: 11th August 2025  
Deposit: £1,148  
Unfurnished

- 3 large Bedrooms
- Large Driveway
- Bath and Shower Cubical
- Fully Fitted Kitchen
- Sun Room
- Large Rear Garden
- EPC - B
- Council Tax - B

Ideal Family Home with parking for up to 3 cars. 3 Bedroom Family Home internally comprising of Entrance porch leading to large hall way, 2 Large Reception Rooms with open fire places, 2nd Reception Room leads on to Sun Room through Patio Doors to large rear garden. Large Family Bathroom with Bath and Shower Cubical, 2 Double Bedrooms and 1 large Single Bedroom.

Unfortunately we cannot accept smokers or pets on this property.



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Length of tenancy - 12 months initial tenancy  
Council tax band - B - Lincoln City Council

Mobile (based on calls indoors) - O2, EE, Three & Vodafone Good coverage  
Broadband (estimated speeds)  
Standard 6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>76</b>
	<b>63</b>	
England & Wales	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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**01522 503727**  
**<http://www.martinco.com>**



**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.