



**Chestnut Road, North Hykeham,
Lincoln**

£1,200 Per Month


MARTIN & CO

Chestnut Road, North Hykeham, Lincoln

House - Detached
3 Bedrooms, 3 Bathroom

£1,200 Per Month

Date Available: 16th May 2025

Deposit: £1,384

Furnished

- Furnished Property
- Detached Home
- Open Plan Kitchen Diner
- Conservatory
- Downstairs Cloakroom
- Front and Rear Gardens
- Driveway Parking
- Single Garage
- EPC Rating - D
- Council Tax Band - B

FURNISHED three bedroom detached home within the ever desirable North Hykeham area of Lincoln. Comprising internally of an entrance hall, living room, open plan kitchen diner, cloakroom and conservatory with three bedrooms and a bathroom with separate WC. Gardens, garage and driveway parking.



FURNISHED three bedroom detached home within the ever desirable North Hykeham area of Lincoln. Comprising internally of an entrance hall, living room, open plan kitchen diner, cloakroom and conservatory with three bedrooms and a bathroom with separate WC. Externally the property offers a driveway for off road parking, single garage and gardens. This property includes a gardener to tend to the front and rear during the growing season. Property is offered for let as furnished. Utilities and additional bills are not included within the rent.

North Hykeham is situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass and train station.

Unfortunately we cannot accept smokers on this property. Pets may be considered on a case by case basis.

Length of tenancy - 6 months initial tenancy.

EPC Rating - D
Council tax band - B - North Kesteven



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		
		79
	59	
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^m
109.7 m²
1182 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.