



**Vespasian Way, North Hykeham**

**£1,100 PCM**

  
**MARTIN&CO**

# Vespasian Way, North Hykeham

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£1,100 PCM

Date Available: 30th September  
2024

Deposit: £1,269

Unfurnished

- Semi-Detached
- Three Bedrooms
- Popular Location
- Enclosed Rear Garden
- Driveway Parking
- Fitted Kitchen
- Council Tax B - North Kesteven District Council
- EPC - B

Three bedroom semi-detached home situated within the ever popular Manor Farm estate in North Hykeham. Comprising of an entrance hall, cloakroom, fitted kitchen, lounge diner, three bedrooms and a family bathroom. Driveway parking for two vehicles plus an enclosed rear garden.



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Pets considered on a case by case basis

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 months initial tenancy  
Council tax band - B - North Kesteven District Council

Broadband (estimated speeds)  
Standard 5 mbps  
Superfast 61 mbps  
Ultrafast 10000 mbps  
Mobile (based on calls indoors)  
O2 EE Three Vodafone  
Satellite & Cable TV Availability  
BT Sky Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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		
England & Wales	EU Directive 2002/91/EC	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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