



Briar Close, North Hykeham

£900 PCM


MARTIN&CO

Briar Close, North Hykeham

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£900 PCM

Date Available: 2nd August 2025
Deposit: £1,038
Unfurnished

- Off Road Parking
- Full Gas Central Heating
- Fully Double Glazed
- Large Rear Garden
- Dining Kitchen
- Excellent Location
- No Pets
- EPC - D
- Council Tax - B

A modern semi-detached house situated in a quiet cul-de-sac position in the popular residential location of South Hykeham, with fantastic access to Lincoln A46 bypass and only a short drive from the City of Lincoln. Benefiting from a large rear garden and off road parking for 2 vehicles.



FULL DESCRIPTION
Briefly this home comprises Entrance Lobby, Lounge, Dining Kitchen with electric oven and gas hob, two double Bedrooms and a Bathroom with a shower over the bath. There is a large and secure rear garden and parking for up to 2 vehicles to the front of the property.
12 Month initial tenanc
EPC - D
Council Tax - B - North Kesteven council

Mobile (based on calls indoors)
O2 EE Three Vodafone

Broadband (estimated speeds)
Standard 3 mbps
Superfast 35 mbps
Ultrafast 10000 mbps

Satellite & Cable TV Availability
BT Sky Virgin

LOUNGE
With wood effect laminate flooring and stairs leading to upstairs.

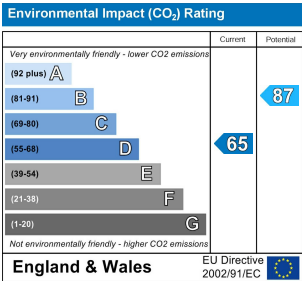
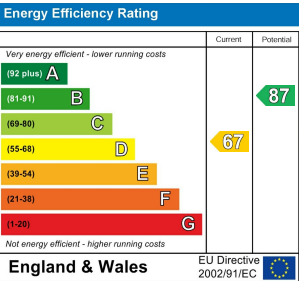
KITCHEN/DINER
Fitted kitchen with integrated electric oven, gas hob and over head extractor. Ample space for dining table and doors leading into the garden.

MASTER BEDROOM
A double size with carpet.

SECOND BEDROOM
Another double , a little smaller in size again with carpets.

FAMILY BATHROOM
Comprising a 3 piece suite, panelled bath with electric shower over, w.c and sink with pedestal.

REAR GARDEN
The rear garden is mainly laid to lawn with a patio area. Secure and enclosed with gated access.



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