



Willow Road, North Hykeham

£850 Per Month


MARTIN&CO

Willow Road, North Hykeham

Bungalow - Semi Detached
2 Bedrooms, 2 Bathroom

£850 Per Month

Date Available: 9th September
2024

Deposit: £980

Unfurnished

- Semi-Detached Bungalow
- Mature Residential Setting
- Modern Kitchen
- Front and Rear Garden
- Sunroom
- Driveway Parking
- EPC Rating -
- Council Tax Band -

Two bedroom semi-detached bungalow within a mature residential setting in North Hykeham. Comprising internally of a modern kitchen, spacious living room, bathroom, two bedrooms and a sunroom. Spacious plot with a front and rear garden, driveway parking and a partitioned garage.



Two bedroom semi-detached bungalow within a mature residential setting in North Hykeham. Comprising internally of a modern kitchen, spacious living room, bathroom, two bedrooms and a sunroom. Spacious plot with a front and a South East facing rear garden, driveway parking and a partitioned garage.

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 - D
- Council tax band - B - North Kesteven
- Mobile (based on calls indoors) - EE, O2, Vodafone, Three
- Broadband (estimated speeds) - 29mbps (Standard)
- Satellite & Cable TV Availability - BT, Sky, Virgin



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		
		83
	55	
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 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
79.85 m²
859.5 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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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.