



Maximus Road, North Hykeham,
Lincoln

£275 Per Month


MARTIN&CO

Maximus Road, North Hykeham,
Lincoln

House - End Terrace
2 Bedrooms, 2 Bathroom

£875 Per Month

Date Available: 29th September
2025

Deposit: £1,000

- 2 Double Bedrooms
- Gas Central heating
- Spacious lounge
- Off Road Parking
- Gardens Front and Rear
- Access to A46 ring road
- Council tax band - B
- EPC grade - C

Three bedroom family home situated within a modern estate in North Hykeham. 2 double bedrooms, family bathroom, kitchen, cloakroom, lounge and front and rear gardens. Access to A46 ring road and local amenities near by.



DESCRIPTION

Three bedroom family home situated within a modern estate in North Hykeham. 2 double bedrooms, family bathroom, kitchen, cloakroom, lounge and front and rear gardens. Access to A46 ring road and local amenities near by

Unfortunately we cannot accept smokers on this property.

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

Mobile (based on calls indoors)
O2 EE Three

Broadband (estimated speeds)
Standard 4 mbps
Superfast 50 mbps
Ultrafast 10000 mbps

Satellite & Cable TV Availability
BT Sky Virgin

EPC Grade - C



| 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 | | |
| | 77 | 91 |
| England & Wales | EU Directive 2002/91/EC | 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 | EU Directive 2002/91/EC |

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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.