



MARTIN&CO

01522 503727  
lincoln.martinco.com

Mendip Avenue, North Hykeham,  
Lincoln

£995 Per Month

  
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Mendip Avenue, North Hykeham,  
Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£995 Per Month

Date Available: 8th April 2024

Deposit: £1,148

Unfurnished

- Semi-Detached Home
- Popular Location
- Open Plan Living
- Modern Kitchen
- Downstairs Cloakroom
- Driveway Parking
- Council Tax - B
- EPC Grading - C

Three bedroom semi-detached home, situated in North Hykeham, having a wealth of amenities including shops, schools and excellent transport links. Comprising of an entrance hall, WC, lounge, dining room, kitchen, three bedrooms and a bathroom. Front and rear gardens, off road parking.



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Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy with a long term tenancy preferred  
 Council tax band - B - North Kesteven District Council

Mobile (based on calls indoors)  
 O2 EE Three Vodafone

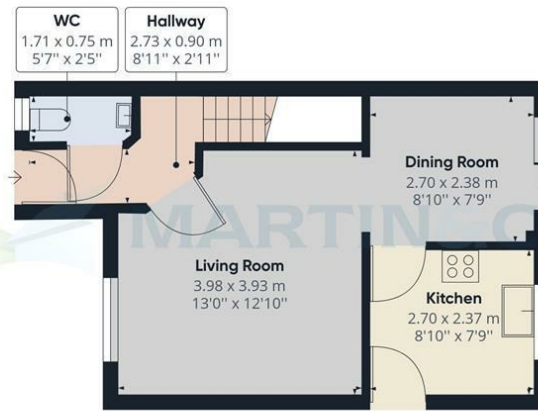
Broadband (estimated speeds)  
 Standard 3 mbps  
 Superfast 78 mbps  
 Ultrafast 1800 mbps

Satellite & Cable TV Availability  
 BT Sky Virgin

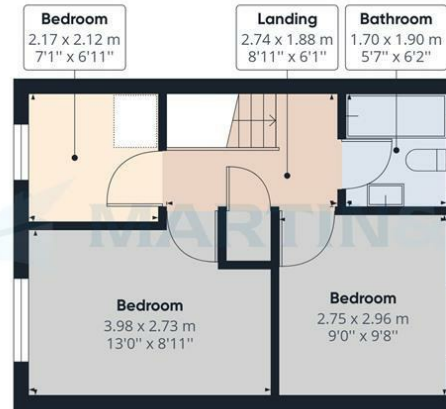


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	84
<b>England &amp; Wales</b>	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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
65.64 m<sup>2</sup>  
706.51 ft<sup>2</sup>

(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.

GIRAFFE 360

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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.