



Windermere Avenue, North Hykeham

£995 Per Month


MARTIN&CO

Windermere Avenue, North
Hykeham

Bungalow - Detached

2 Bedrooms, 2 Bathroom

£995 Per Month

Date Available: 1st June 2024

Deposit: £1,148

Unfurnished

Council Tax Band: C

- Immaculately presented
- Two Double Bedrooms
- Spacious living room and separate diner
- Single Garage and Driveway Parking
- NEW Kitchen & Bathroom
- Enclosed South east facing garden
- FREEHOLD / COUNCIL TAX - C
- EPC - C



Renovated two bedroom detached bungalow situated within a popular mature residential area. Internally comprising of an entrance porch, hallway, living room, kitchen, dining room, two bedrooms and a family bathroom. Driveway parking, attractive gardens and an integrated garage. North Hykeham benefits from local amenities including schooling of all ages, doctors surgery, public houses, shops, butchers, supermarkets and more. Road and rail links available including a train station and the A46 bypass plus a regular bus service into the city



DESCRIPTION
Renovated two bedroom detached bungalow situated within a popular mature residential area. Internally comprising of an entrance porch, hallway, living room, kitchen, dining room, two bedrooms and a family bathroom. Driveway parking, attractive gardens and an integrated garage.
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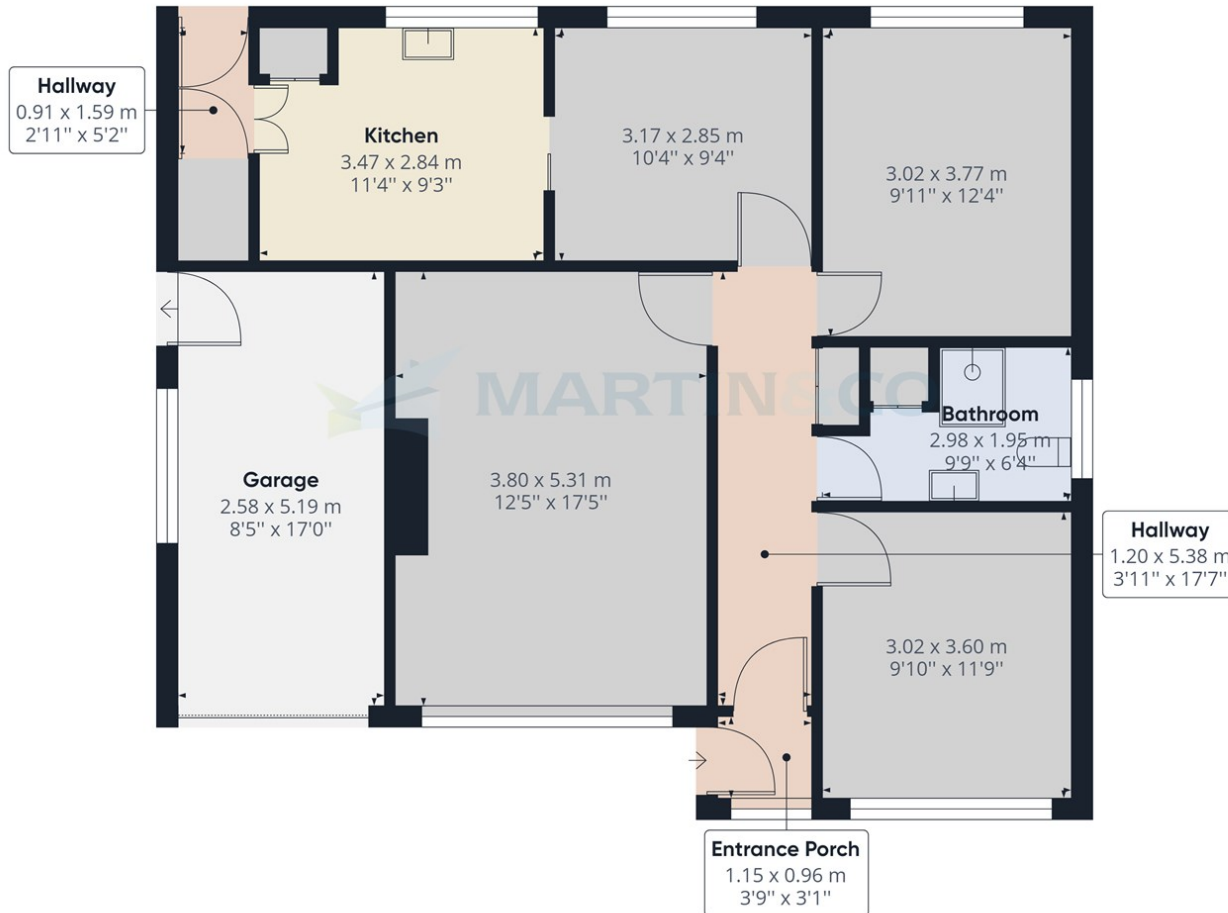
Unfortunately we cannot accept smokers or pets at this property.

Length of tenancy - 12 months initial tenancy
Council Tax Band - C - North Kesteven District Council
Mobile (based on calls indoors) - , O2, THREE & Vodafone Average coverage, EE Good Coverage
Broadband (estimated speeds)
Standard 5 mbps
Superfast 61 mbps
Ultrafast 1000 mbps
Satellite & Cable TV Availability - BT & Sky & Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	70	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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Not environmentally friendly - higher CO ₂ emissions		
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Approximate total area⁽¹⁾
92.45 m²
995.16 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.

GIRAFFE360

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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.