



Caeser Road, North Hykeham,
Lincoln

0705 500111


MARTIN&CO

Caeser Road, North Hykeham,
Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£795 PCM

Date Available: 18th December
2023

Deposit: £647

- Excellent Condition
- Full Gas Central Heating
- En-suite
- Driveway
- Fully Double Glazed
- Enclosed and Secure Rear Garden
- EPC - C
- Council Tax - B

A Well Presented 2 x double bedroom home situated in a quiet location in the much sort after area of North Hykeham, being close to all local amenities, schools and road networks. This property also comes with a driveway



FULL DESCRIPTION
An immaculate 2 x double bedroom home situated in a quiet location in the much sort after area of North Hykeham, being close to all local amenities, schools and road networks. This property also comes with a driveway and is available for long term tenancy if required. Internally the home comprises entrance hall with storage cupboard, downstairs cloakroom, fitted kitchen including fridge freezer, washing machine, electric oven, gas hob & over head extractor. Spacious lounge with French doors leading into the enclosed and secure rear garden which is mainly laid to lawn and has a garden shed. Upstairs there are 2 x double bedrooms with the master having an en-suite with shower cubicle and there is also the family bathroom with panelled bath.

Unfortunately we cannot accept smokers or pets on this property.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(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
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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