



Caeser Road, North Hykeham,
Lincoln

£795 Per Month



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Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£795 Per Month

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.