



Fox Covert, South Hykeham, Lincoln

£925 Per Month


MARTIN&CO

Fox Covert, South Hykeham,
Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£925 Per Month

Date Available: 28th July 2025

Deposit: £1,067

Unfurnished

- Modern Semi-Detached Home
- Two Double Bedrooms
- Recently Refurbished Bathroom
- Driveway Parking
- Enclosed Rear Garden
- Council Tax - B / EPC Rating - D

Two bedroom semi-detached home located off The Drove in a quiet cul-de-sac position in South Hykeham being close to many local amenities including schooling and the A46 bypass for easy commuting.



Two bedroom semi-detached home located off The Drove in a quiet cul-de-sac position in South Hykeham being close to many local amenities including schooling and the A46 bypass for easy commuting. Property comprises internally of an entrance hall, living room, kitchen diner, two bedrooms and a modern family bathroom. Externally offering front and rear gardens with a shared driveway for off road parking.

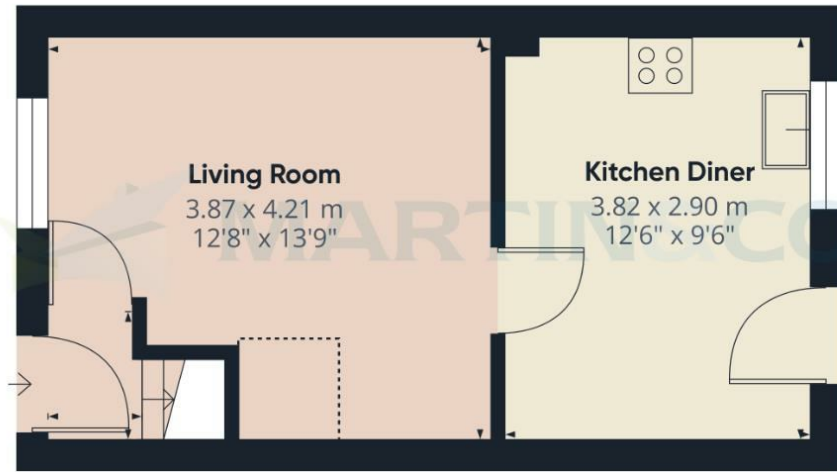
Unfortunately we cannot accept smokers on this property. Pets may be considered on a case by case basis.

Length of tenancy - 12 months initial tenancy
 Council tax band - B - North Kesteven District Council
 EPC Rating - C

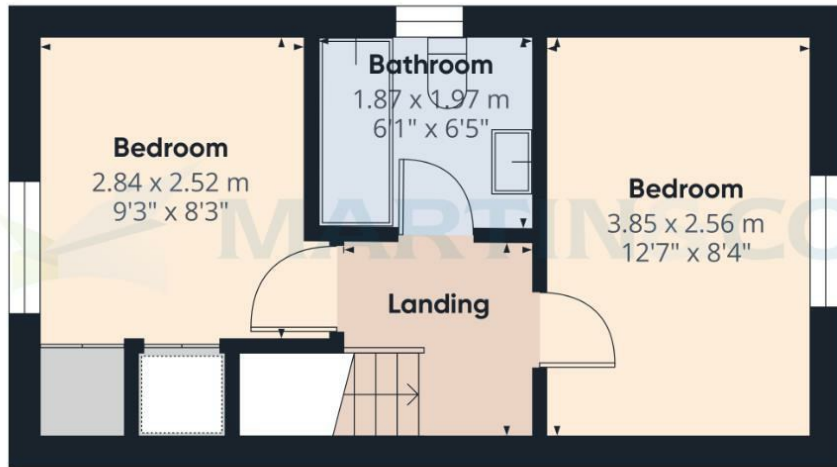


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	72	
England & Wales	EU Directive 2002/91/EC	

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	



Floor 0



Floor 1



Approximate total area⁽¹⁾

52.4 m²
566 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

