



**Robertson Road, North Hykeham,
Lincoln**

0750 500


MARTIN&CO

Robertson Road, North
Hykeham, Lincoln

Bungalow - Semi Detached
1 Bedrooms, 1 Bathroom

£750 PCM

Date Available: 20th January
2025

Deposit: £800

- Mature Residential Location
- One Double Bedroom
- Open Plan Kitchen Diner
- Low Maintenance Gardens
- Driveway Parking
- Access to Local Amenities
- EPC Rating - D
- Council Tax Band - A

One bedroom semi-detached bungalow within the popular North Hykeham area of Lincoln. Comprising internally of an entrance hall, living room, bedroom, bathroom and an open plan kitchen diner. Low maintenance gardens to the front and rear and a driveway for off road parking.



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North Hykeham is on the outskirts of Lincoln and offers access to the A46 relief road, bus routes and rail links with nearby amenities including schooling, shops, doctors, dentists and public houses.

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 - A - North Kesteven District Council

EPC Rating - D

Mobile (based on calls indoors) - EE + O2 + Vodafone + Three

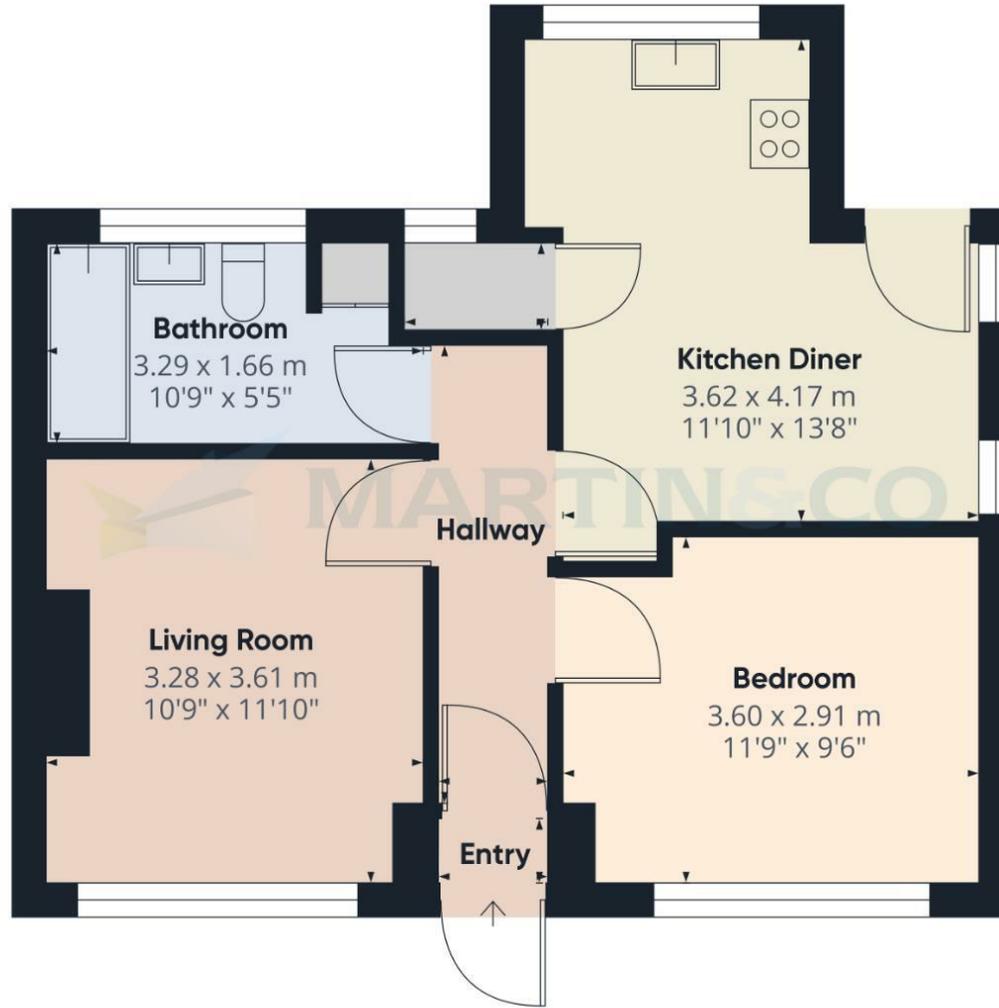
Broadband (estimated speeds) Standard 6 mbps / Superfast 60 mbps / Ultrafast 10000 mbps

Satellite & Cable TV Availability - BT + Sky + Virgin



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		
		86
	65	
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
46.24 m²
497.73 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.

Calculations are based on RICS IPMS 3C standard.

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.