



**Tiber Road, North Hykeham, Lincoln**

**£1,600 PCM**

  
**MARTIN&CO**

Tiber Road, North Hykeham,  
Lincoln

House

4 Bedrooms, 4 Bathroom

£1,600 PCM

Date Available: 17th August 2026

Deposit: £1,846

Unfurnished

- 4 Bedrooms
- Family Bathroom and Ensuite
- Manor Farm North Hykeham
- Driveway Parking
- Garage
- Enclosed Rear Garden
- EPC - B
- Council Tax - Band D

Spacious 4 Bedroom Detached house in the Manor Farm area of North Hykeham. Comprising internally of an Entrance hall, Living Room, Kitchen Diner, Utility Room, Cloakroom, Stairs and Landing, 4 Bedrooms with an ensuite to the Master Bedroom and a Family Bathroom.

Manor Farm is located in the North Hykeham area, close to local amenities, primary schools secondary schools and the A46.



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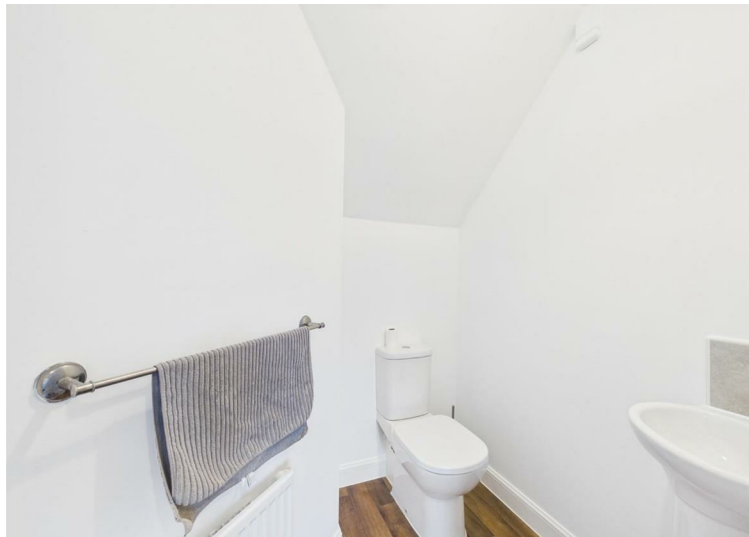
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Mobile (based on calls indoors)  
O2 Fair  
EE Fair  
Vodafone Fair

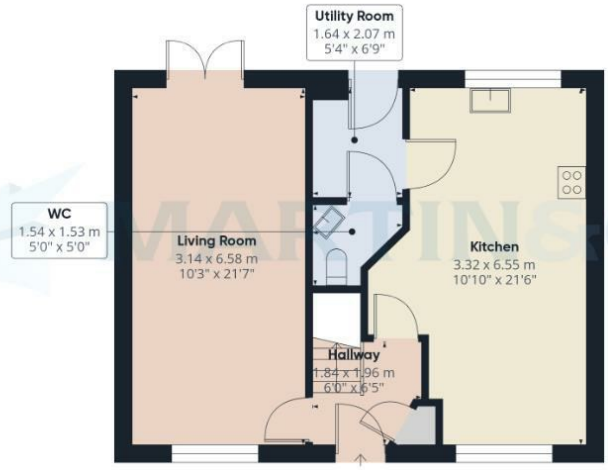
Broadband (estimated speeds)  
Standard 6 mbps  
Superfast 80 mbps  
Ultrafast 2000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin (The landlord has stated that Virgin is not available at this property)



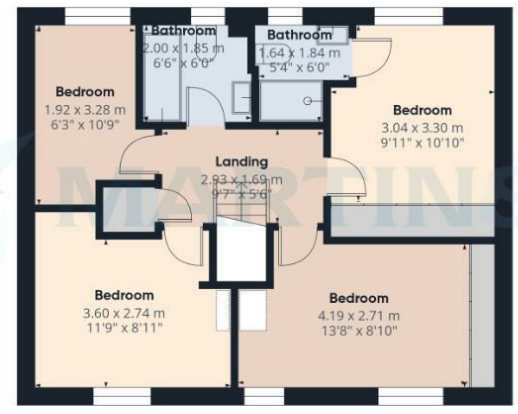
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		93
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Floor 0

Approximate total area<sup>(1)</sup>  
104.7 m<sup>2</sup>  
1128 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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.