







Broadway, North Hykeham, Lincoln

£1,450 Per Month

MARTIN&CO







Broadway, North Hykeham, Lincoln

House - Semi-Detached

3 Bedrooms, 1 Bathroom

£1,450 Per Month

- Three Bedroom Semi Detached House
- Driveway and Garage
- Fully Furnished
- Popular Area of North Hykeham
- Local Amenities and Schools Nearby
- Holding Deposit - £334.00
- Council Tax Band - B
- EPC -

Description
Available December - Fully Furnished

Situated in the popular residential area of North Hykeham, this well-presented three-bedroom semi-detached home is offered to the rental market on a fully furnished basis, providing spacious and comfortable accommodation ideal for professional tenants, couples or families.

The property is accessed via a welcoming entrance hall, with the added benefit of a convenient ground floor shower room which was overhauled and renovated with a fitted shower cubicle with sink unit with drawers, toilet, tiled flooring and wall mounted radiator. The spacious lounge diner provides an excellent living and entertaining space, enjoying plenty of natural light and ample room for both seating and dining furniture. The recently fitted contemporary kitchen offers a stylish range of modern units, quality work surfaces and integrated storage, creating a practical and attractive heart of the home.

To the first floor, the property offers two generous double bedrooms alongside a larger-than-average single bedroom, all tastefully furnished and providing flexible accommodation for families, guests or home working.

Externally, the property continues to impress with a private enclosed rear garden featuring a patio seating area and lawn, ideal for outdoor relaxation and entertaining during the warmer months. A garage provides additional storage space and secure parking.

Conveniently located on Broadway in North Hykeham, the property enjoys easy access to local amenities, reputable schools, supermarkets, public transport links and Lincoln City Centre, making it an excellent choice for those seeking a well-connected yet peaceful residential setting.

Holding Deposit - £334.00
Council Tax Band - B
EPC - D







Hallway
5'5" x 8'1"
Wooden flooring with carpet stairs, coat hooks, shoe rack, curtains, radiator and understairs storage cupboard.

Lounge Diner
10'0" x 21'8"
Front facing lounge diner with wooden flooring, two seater sofa, two single seated chairs, mirror, tv unit with television, dining table with chairs and side tables with two lamps. Electric fireplace, radiator and wall lights.

Kitchen
7'7" x 13'7"
Recently modern and new fitted kitchen with lino flooring, double oven, extractor fan, electric induction hob, ideal gas boiler, intergrated fridge freezer and sink with rear access to the garden. Included is pots, pans, cutlery and appliances.

Shower Room
5'6" x 6'3"
The entire shower room was overhauled and renovated with a fitted shower cubicle with sink unit with drawers, toilet, tiled flooring and wall mounted radiator.

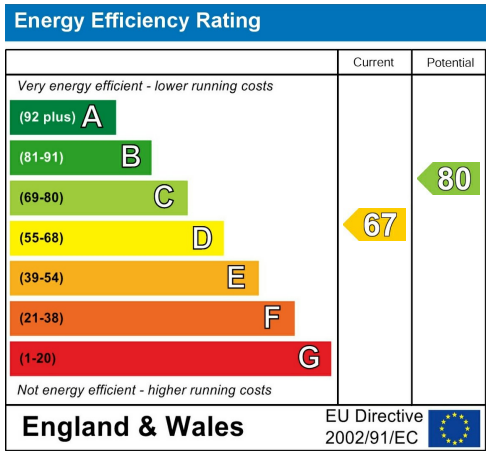
Bedroom 1
12'11" x 9'9"
Front facing master bedroom with carpet flooring, wardrobe, dressing table unit, bedside table, double bed, radiator, curtains and blinds.

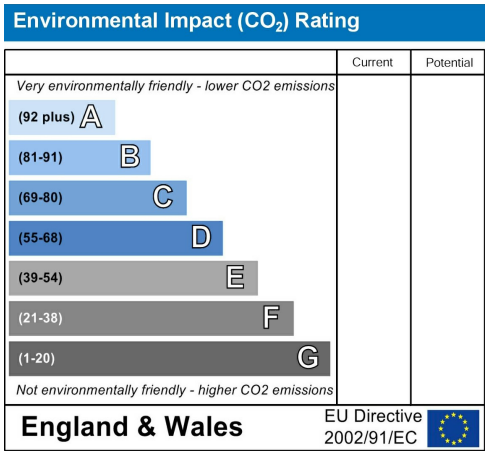
Bedroom 2
7'11" x 11'8"
Rear facing double bedroom with storage cupboard with wardrobe, side table unit, double bed, curtains and drawers.

Bedroom 3
7'9" x 8'8"
Rear facing single to double bedroom with single bedroom, curtains, carpet flooring, drawers and computer desk.

Garden & Garage
Patio area with path to the side entry of the garage. Grass lawn with bushes and plants. Side gate to the driveway and ain entrance to the garage.

Agent Note
Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Tenants must satisfy themselves in this respect







Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW
01522 503727 . lincoln@martinco.com

01522 503727
http://www.martinco.com

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, seller(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.

The Property Ombudsman