



**Mercury Close, North Hykeham,
Lincoln**

0205 200 1000


MARTIN&CO

Mercury Close, North Hykeham,
Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£895 Per Month

Date Available: 6th November
2024

Deposit: £1,000



Two bedroom semi detached home situated within the in popular area of North Hykeham. Comprising internally of an entrance porch, living room, modern fitted kitchen/diner, cloakroom, two double bedrooms and a bathroom. Access to A46 ring road and local amenities.



Description
 Two bedroom semi detached home situated within the in popular area of North Hykeham. Comprising internally of an entrance porch, living room, modern fitted kitchen/diner, cloakroom, two double bedrooms and a bathroom. Access to A46 ring road and local amenities.

Council Tax Band B - North Kesteven

Broadband (estimated speeds)
 Standard 6 mbps
 Superfast 80 mbps
 Ultrafast 10000 mbps

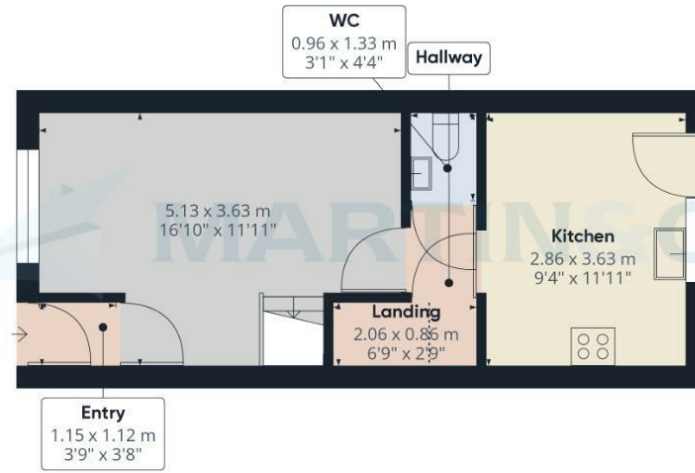
Satellite & Cable TV Availability
 BT Sky Virgin

Mobile (based on calls indoors)
 O2 EE Three Vodafone

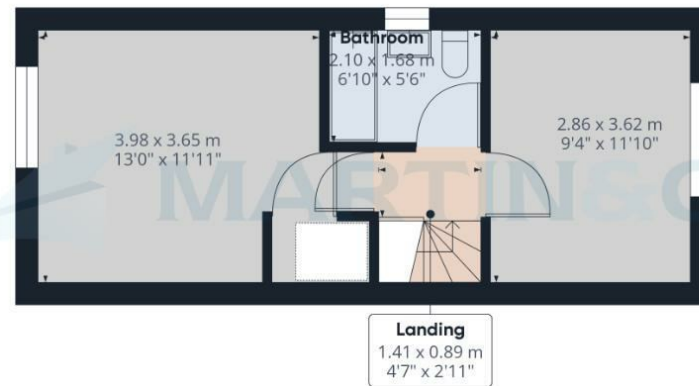


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	80
England & Wales	EU Directive 2002/91/EC	

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⁾

62.14 m²
668.87 ft²

Reduced headroom

1.1 m²
11.87 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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.

GIRAFFE 360

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, 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.