



**Station Road, North Hyleham**

**£1,050 Per Month**

  
**MARTIN & CO**

# Station Road, North Hyleham

House - Mid Terrace

4 Bedrooms, 4 Bathroom

£1,050 Per Month

Date Available: 15th January 2024

Deposit: £1,211

Unfurnished

- Four Bedroom Family Home
- Extended Kitchen & Utility
- Ground Floor Shower Room & Family Bathroom
- Refurbished Throughout Including New Carpets & Redecoration
- Master Bedroom & Ensuite
- EPC - E
- Council Tax Band A (North Kesteven)
- Pets Considered



A refurbished Mid-Terrace family home, comprising of an entrance hall, two reception rooms, an extended kitchen/utility room, and a ground floor shower room. To the first floor are three bedrooms and a four piece suite family bathroom, with the master bedroom and ensuite to the second floor. The non-overlooked west facing rear garden, offers both a lawn and patio space. No parking with this property.



**Description**  
 A refurbished end terrace family home, comprising of an entrance hall, two reception rooms, an extended kitchen/utility room, and a ground floor shower room. To the first floor are three bedrooms and a four piece suite family bathroom, with the master bedroom and ensuite to the second floor. The non-overlooked west facing rear garden offers both a lawn and patio space. No parking with this property.

Initial rental term: 12 months  
 Pets Considered  
 Council Tax Band - A (North Kesteven Council)  
 EPC: TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>80</b>
	<b>54</b>	
<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>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.