



**Tacitus Way, North Hykeham**

**£675 Per Month**

  
**MARTIN&CO**

Tacitus Way, North Hykeham

House - End Terrace

2 Bedrooms, 2 Bathroom

£675 Per Month

Date Available: 8th January 2024

Deposit: £778

Unfurnished

- Two Allocated Parking Spaces
- Two Bedrooms
- Shower Cubicle
- Open Plan Living
- Quiet Location
- Gas Central Heating & Double Glazing
- No Garden

An attractive 2 bedroom home offering modern open-plan living. Located on the popular development of Manor Farm in the sought after area of North Hykeham offering great access to the A46 and close by all local amenities. **MUST BE VIEWED!!**



**DESCRIPTION**

An attractive 2 bedroom home offering modern open-plan living. Located on the popular development of Manor Farm in the sought after area of North Hykeham offering great access to the A46 and close by all local amenities. In addition the property benefits from two allocated private parking spaces.

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 6 months initial tenancy  
Council tax band - B - North Kesteven District Council

**LOUNGE/DINING/KITCHEN**

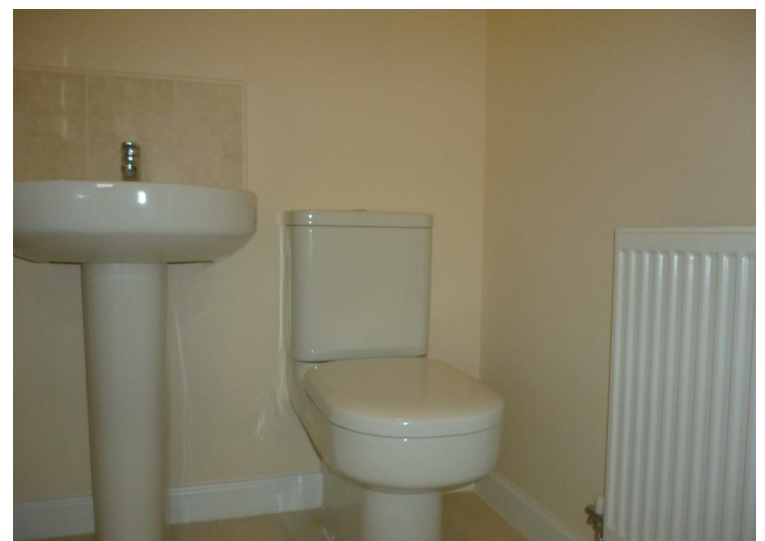
16'8" x 16'8"  
Kitchen has an integrated oven and gas hob with extractor. Space for a washing machine and fridge freezer

**WC**  
5'6" x 2'10"

**BEDROOM 1**  
13'1" x 8'6"  
The master bedroom boasts a deep built in wardrobe space

**BEDROOM 2**  
7'10" x 6'9"

**BATHROOM**  
6'10" x 4'7"  
White toilet and sink with shower cubicle and tile surround



| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
|                          | <b>96</b> |
| <b>80</b>                |           |

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

England & Wales 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) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

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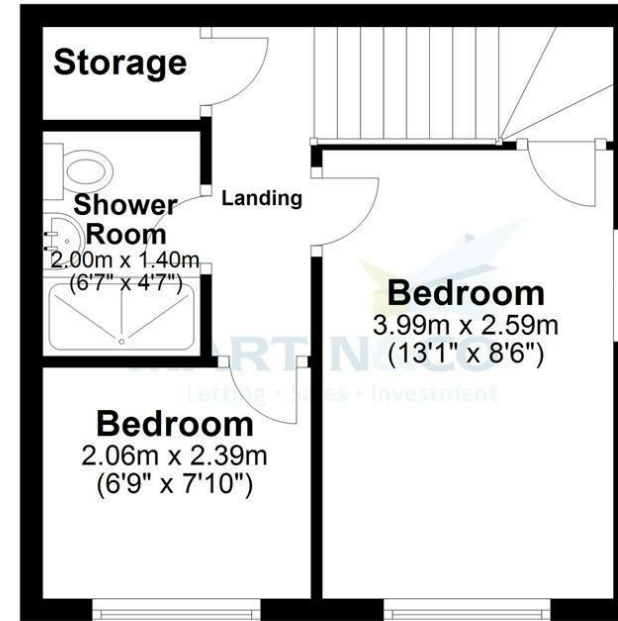
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

## Ground Floor



## First Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

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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.