



**The Mews, Lincoln Road, North Hykeham**

0795 500 1000

The Mews, Lincoln Road, North Hykeham

Apartment

2 Bedrooms, 2 Bathroom

£795 Per Month

Date Available: 1st October 2025

Deposit: £917

Unfurnished

- First Floor Apartment
- Two Bedrooms
- Fitted Kitchen with Appliances
- Open Plan Living
- Allocated Parking for One Vehicle
- Gated Development
- Council Tax Band - B / EPC Rating - C

Two bedroom first floor apartment within a secure gated development in North Hykeham. this property comprises internally of an open plan living area with a fully fitted kitchen, two bedrooms and a bathroom. Allocated parking for one vehicle.



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North Hykeham offers easy access to local amenities to include shops and schooling of all ages, transport links with a regular bus route and being close to the A46 bypass and Hykeham train station.

EPC Rating - C  
 Council Tax Band - B  
 12 Month Initial Tenancy

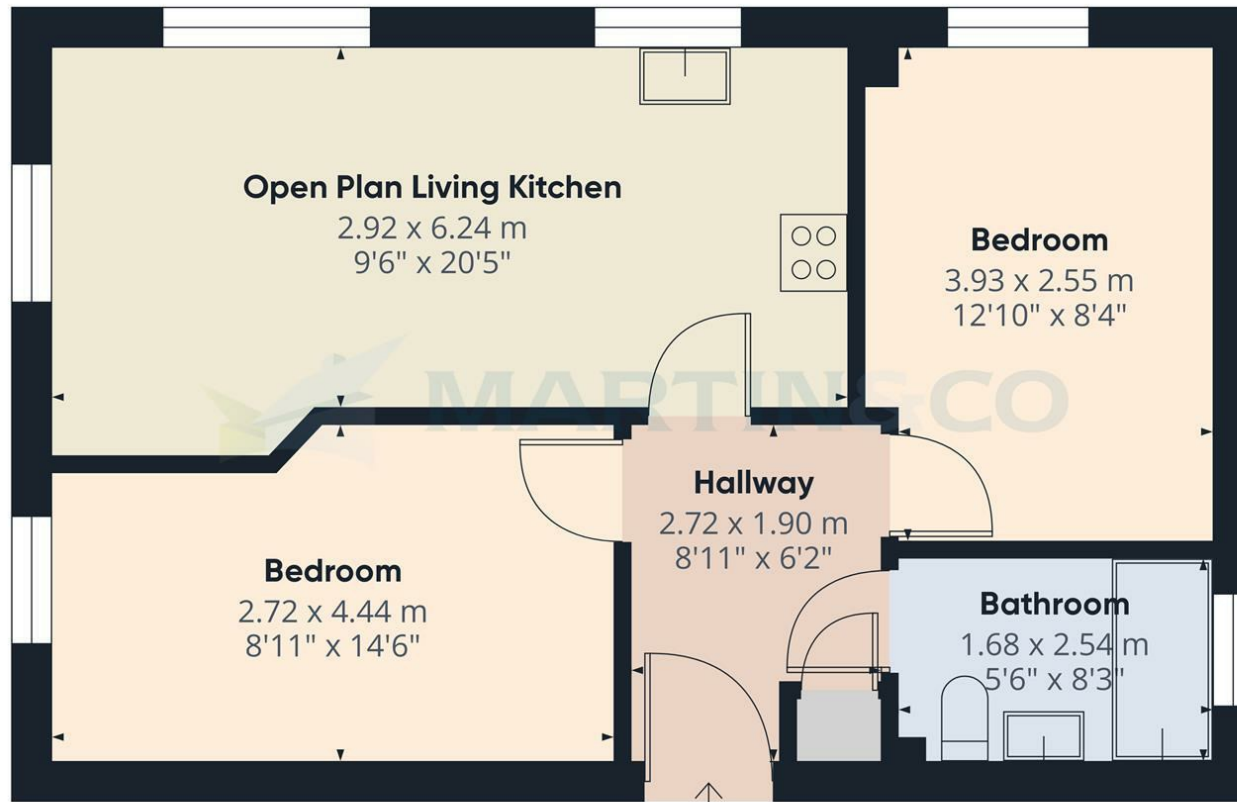
Indoor:  
 EE - Limited THREE - Limited O2 - Likely VODAFONE - Limited  
 Outdoor:  
 EE - Likely THREE - Likely O2 - Likely VODAFONE - Likely

DOWNLOAD - Standard: 8mbps, Superfast: 80mbps, Ultrafast: 10000mbps



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>		80	80
(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			
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) <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			
England & Wales		EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
51.1 m<sup>2</sup>  
550.04 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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**01522 503727**  
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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.