



Maximus Road, North Hykeham,  
Lincoln

0075 DOM

  
**MARTIN&CO**



Maximus Road, North Hykeham,  
Lincoln

House - End Terrace  
2 Bedrooms, 2 Bathroom

£875 PCM

Date Available: 29th September  
2025

Deposit: £1,000

- 2 Double Bedrooms
- Gas Central heating
- Spacious lounge
- Off Road Parking
- Gardens Front and Rear
- Access to A46 ring road
- Council tax band - B
- EPC grade - C

Three bedroom family home situated within a modern estate in North Hykeham. 2 double bedrooms, family bathroom, kitchen, cloakroom, lounge and front and rear gardens. Access to A46 ring road and local amenities near by.



**DESCRIPTION**  
Three bedroom family home situated within a modern estate in North Hykeham. 2 double bedrooms, family bathroom, kitchen, cloakroom, lounge and front and rear gardens. Access to A46 ring road and local amenities near by

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 months initial tenancy  
Council tax band - B North Kesteven

Mobile (based on calls indoors)  
O2 EE Three

Broadband (estimated speeds)  
Standard 4 mbps  
Superfast 50 mbps  
Ultrafast 10000 mbps

Satellite & Cable TV Availability  
BT Sky Virgin

EPC Grade - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</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		
England & Wales	EU Directive 2002/91/EC	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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