



**Station Road, North Hykeham,
Lincoln**

005 Day Month


MARTIN & CO

Station Road, North Hykeham,
Lincoln

House - End Terrace
3 Bedrooms, 3 Bathroom

£925 Per Month

Date Available: 14th January
2024

Deposit: £1,000

- Three Bedroom Home
- Two Reception Rooms
- Newly Fitted Kitchen
- Recently Redecorated
- Single Garage
- Off Road Parking
- EPC Grading - D
- Council Tax Band A - North Kesteven District

Desirable three bedroom family home within walking distance to North Hykeham train station, for easy access into Lincoln city centre. Comprising internally of an entrance porch, lounge, kitchen and diner, three bedrooms, family bathroom and a low maintenance rear garden. Single garage and parking.



Description
 Desirable three bedroom family home within walking distance to North Hykeham train station, for easy access into Lincoln city centre. Comprising internally of an entrance porch, lounge, kitchen and diner, three bedrooms, family bathroom and a low maintenance rear garden. Single garage and driveway parking.

Pets may be considered on a case by case basis.
 Unfortunately we cannot accept smokers on this property.

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



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		
		81
	66	
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		
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England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁸

70.97 m²
763.87 ft²

Reduced headroom

1.29 m²
13.93 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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.