



Berkeley Avenue, North Hykeham

£1,300 Per Month


MARTIN & CO

Berkeley Avenue, North Hykeham

Bungalow - Detached
5 Bedrooms, 5 Bathroom

£1,300 Per Month

Date Available: 8th April 2024
Deposit: £1,500
Unfurnished

- 5 Bedroom bungalow
- Large kitchen
- Long Term Let
- Garage
- North Hykeham
- Large Drive
- 3 Bathrooms
- Council Tax - E - Lincoln City
- EPC - E

Nestled in the desirable area of North Hykeham, this detached bungalow on Berkeley Avenue presents an exceptional opportunity for families and individuals alike. With five spacious bedrooms, this property offers ample room for comfortable living and personal space.

The property boasts a garage, providing secure parking for one vehicle and extra storage space. The sought-after location enhances the appeal, with local amenities, schools, and parks within easy reach, making it an ideal choice for families.

This delightful bungalow combines modern living with the charm of a friendly neighbourhood, making it a perfect place to call home. Don't miss the chance to view this remarkable property and experience all it has to offer.



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- Mobile (based on calls indoors)
- O2 & EE & Three & Vodafone
- Broadband (estimated speeds)
- Standard 5 mbps
- Superfast 63 mbps
- Ultrafast 10000 mbps
- Satellite & Cable TV Availability
- BT & Sky

Initial tenancy 12 months
Council Tax - E - Lincoln City



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		71
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.