



**Cleveland Avenue, East Village, North
Hykeham**

£1,200,000


MARTIN & CO

Cleveland Avenue, East Village,
North Hykeham

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£1,200 PCM

Date Available: 28th June 2024

Deposit: £1,384

Unfurnished

- Newly Built Home
- Exclusive Development
- Spacious Living Room
- Open Plan Kitchen Diner
- Enclosed Rear Garden
- Off Road Parking
- Master Bedroom with Ensuite
- Downstairs Cloakroom
- EPC Rating - B
- Council Tax Band - TBC (new build)

Three bedroom semi-detached newly built home positioned within the exclusive 'East Village' development in North Hykeham. Comprising internally of an entrance hall, cloakroom, spacious living room, fitted kitchen diner with appliances, three bedrooms, master with ensuite and a bathroom.



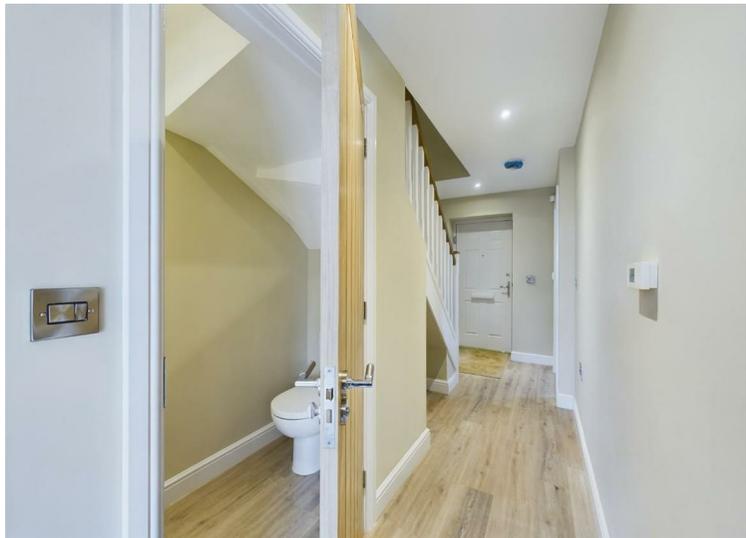
Three bedroom semi-detached newly built home positioned within the exclusive 'East Village' development in North Hykeham. Comprising internally of an entrance hall, cloakroom, spacious living room, fitted kitchen diner with appliances, three bedrooms, master with ensuite and a bathroom. Externally benefitting from a front and South West facing rear garden plus off road parking for two vehicles.

North Hykeham is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy, long term tenancy preferred.

Council tax band - TBC (new build) - North Kesteven District Council
 Mobile (based on calls indoors) - Unobtainable
 Broadband (estimated speeds) - Unobtainable
 Satellite & Cable TV Availability - BT + Sky + Virgin



Energy Efficiency Rating	
Current	Potential
84	95
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 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 (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾

86.58 m²
931.91 ft²

Reduced headroom

0.9 m²
9.66 ft²

(1) 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.