



Briar Close, North Hykeham

£900 Per Month


MARTIN & CO

Briar Close, North Hykeham

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£900 Per Month

Date Available: 2nd August 2025

Deposit: £1,038

Unfurnished

- Off Road Parking
- Full Gas Central Heating
- Fully Double Glazed
- Large Rear Garden
- Dining Kitchen
- Excellent Location
- No Pets
- EPC - D
- Council Tax - B

A modern semi-detached house situated in a quiet cul-de-sac position in the popular residential location of South Hykeham, with fantastic access to Lincoln A46 bypass and only a short drive from the City of Lincoln. Benefiting from a large rear garden and off road parking for 2 vehicles.



FULL DESCRIPTION

Briefly this home comprises Entrance Lobby, Lounge, Dining Kitchen with electric oven and gas hob, two double Bedrooms and a Bathroom with a shower over the bath. There is a large and secure rear garden and parking for up to 2 vehicles to the front of the property.

12 Month initial tenanc
 EPC - D
 Council Tax - B - North Kesteven council

Mobile (based on calls indoors)
 O2 EE Three Vodafone

Broadband (estimated speeds)
 Standard 3 mbps
 Superfast 35 mbps
 Ultrafast 10000 mbps

Satellite & Cable TV Availability
 BT Sky Virgin

LOUNGE
 With wood effect laminate flooring and stairs leading to upstairs.

KITCHEN/DINER
 Fitted kitchen with integrated electric oven, gas hob and over head extractor. Ample space for dining table and doors leading into the garden.

MASTER BEDROOM
 A double size with carpet.

SECOND BEDROOM
 Another double , a little smaller in size again with carpets.

FAMILY BATHROOM
 Comprising a 3 piece suite, panelled bath with electric shower over, w.c and sink with pedestal.

REAR GARDEN
 The rear garden is mainly laid to lawn with a patio area. Secure and enclosed with gated access.



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		
		87
	67	
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		
		87
	65	
England & Wales	EU Directive 2002/91/EC	

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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.