



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

**£1,100 Per Month**



Cleveland Avenue, East Village,  
North Hykeham

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£1,100 Per Month

Date Available: 29th September  
2024

Deposit: £1,000

- New Build
- Exclusive Development
- Desirable Location
- Open Plan Living
- Downstairs Cloakroom
- Enclosed Rear Garden
- Council tax - B
- EPC - B

Three bedroom semi-detached home situated within the exclusive 'East Village' development in North Hykeham. Comprising of a fitted kitchen with open plan lounge diner, cloakroom, three bedrooms and a family bathroom. Driveway parking and enclosed rear garden.



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Unfortunately we cannot accept smokers or pets on this property.

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

Mobile (based on calls indoors)  
 O2 EE Vodafone

Broadband (estimated speeds)  
 Standard 29 mbps  
 Ultrafast 1000 mbps

Satellite & Cable TV Availability  
 BT Sky Virgin



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>95</b> <b>82</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	

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>	
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England & Wales EU Directive 2002/91/EC	

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**01522 503727**  
**<http://www.martinco.com>**



**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.