



**Berkeley Avenue, North Hykeham**

**£1,300 PCM**

  
**MARTIN&CO**



Berkeley Avenue, North Hykeham

Bungalow - Detached  
5 Bedrooms, 5 Bathroom

£1,300 PCM

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) <b>A</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	78

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	71

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