



89 Maximus Road

North Hykeham, Lincoln, LN6 8JU

£725 pcm

SINGLE GARAGE, PARKING SPACE AND GARDEN

The property briefly comprises of an Entrance Hall with stairs leading to the Living Accommodation consisting of Lounge and a Kitchen with Breakfast Bar, Bedroom and Bathroom with Shower, Storage Cupboard and a Boiler Cupboard.



LOCATION

Maximus Road is located in the popular area of North Hykeham, to the south of Lincoln. The property is situated close to a range of local amenities, including shops, cafes and supermarkets. There are several schools nearby, including The Priory LSST, North Kesteven Academy, and Fosse Way Academy. The location provides convenient access to Lincoln City Centre via Newark Road, as well as good transport links to the A46 bypass and Lincoln Railway Station, offering regular services to Newark and Nottingham.

ACCOMMODATION

This One Double Bedroom Coach House offers internal accommodation comprising of an Entrance Hall, Stairs and a spacious Landing with Storage Cupboard. There is one Double Bedroom, a Bathroom with Shower and an open-plan Living Area leading to a Kitchen with Breakfast Area.

OUTSIDE

The property also benefits from a Single Garage, Parking Space and a Front Garden, with open views over fields to the rear.

RENT AND DEPOSIT

The asking Rent for the property is £795 per calendar month and the Tenancy Deposit is £915 (equal to 5 weeks' rent). The Holding Deposit for this property is £180.

TENANCY TERM

The property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website; <https://mundys.net/help/lettings-fees-information-for-tenants/>

VIEWING

By prior appointment through Mundys.

- **One Double Bedroom**
- **Single Garage & Parking Space**
- **Front Garden & Countryside Views**
- **Open Plan Living & Kitchen**
- **Built in Storage to the Hallway**
- **First Floor Apartment**
- **Bathroom with Shower**
- **EPC Energy Rating - C**
- **Council Tax Band - A (North Kesteven District Council)**

