

Nero Way North Hykeham

MOUNT & MINSTER

## INTRODUCTION

A fantastic opportunity to rent a modern four bedroom townhouse which is available immediately and located in the popular area of North Hykeham. With spacious accommodation throughout, the property comprises; Entrance Hall, WC, Breakfast Kitchen, Lounge, First Floor Landing, Three Bedrooms, Bathroom, Second Floor Landing, Bedroom & Ensuite. Outside there is parking, garage and garden.

## **LOCATION**

North Hykeham has a wealth of amenities to suit all ages to include schools, doctors, leisure facilities, supermarkets, public houses, restaurants and takeaways. There is a regular bus service into Lincoln City Centre and also towards the A46 bypass heading towards Newark which offers good rail links to London.

## ACCOMMODATION

Entrance Hall, WC, Breakfast Kitchen, Lounge, First Floor Landing, Three Bedrooms, Bathroom, Second Floor Landing, Bedroom & Ensuite.

## OUTSIDE

Rear garden with allocated parking and garage.

# **ENERGY PERFORMANCE CERTIFICATE**

EPC rating: C

# **COUNCIL TAX BAND**

Council tax band: C

#### **VIEWING**

By prior arrangement with the Sole Agents (01522 716204).

## **PARTICULARS**

Drafted following clients' instructions of August 2023.

## ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

T: 01522 716204







Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.

Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln, Lincolnshire, LN2 1QA Tel: 01522 716204

Email: info@mountandminster.co.uk

