

Buy. Sell. Rent. Let.



Mill Lane, North Hykeham



When it comes to
property it must be


lovelle



£1,300 PCM



Stunning net zero carbon home, modern open plan living, newly built with an Amazing EPC rating of A. Located in the popular location of North Hykeham. Available Now. Enquire to book a viewing.

Key Features

- Net Zero Carbon Home
- Solar Panels
- Air Source Heat Pump
- Energy Performance Rating A
- Un-Furnished
- Holding Deposit £300
- Council Tax Band C
- Available Now





We are pleased to let this stunning, three bedroom, new, net zero home. Eco efficient, the property benefits from an air source heat pump, ventilation system and solar panels. There is also an EV Charger, a wired and wireless broadband network and a Ring Doorbell. Located in the popular area of North Hykeham, it is ideally situated to nearby schools and amenities, and with easy access to transport links and the A46. It sits on a private driveway shared with just one other house in a quiet non-estate position. Internally, the property briefly comprises; downstairs, entrance hallway, open plan kitchen/dining/living area, utility room, W/C, double bedroom with en-suite. Upstairs, two double bedrooms, family bathroom and generous landing study area. Externally, there is a private enclosed front and back garden with patio area, garden shed and gravelled parking for two cars.

Available now, please enquire to book a viewing. EPC Rating A. Deposit £1500. Holding deposit required upon successful application, Landlord has requested no pets.

Introduction

Stunning home, modern open plan living, newly built and eco efficient with an Amazing EPC rating of A. Located in the popular location of North Hykeham. Available Now. Enquire to book a viewing.

Hallway

1.53m x 3.96m (5'0" x 13'0")

Enter via composite door into hallway, laminate flooring.

Kitchen/Living/Dining Room

5.20m x 6.45m (17'1" x 21'2")

Fitted wall and base units, integrated oven and microwave, induction hob, overhead extractor, integrated dishwasher, and fridge freezer. Laminate flooring, one window to front aspect, two windows to side aspect, one window to back aspect, UPVC doors leading to patio. Radiator to side aspect.

Downstairs W/C

1.74m x 1.10m (5'8" x 3'7")

Low level W/C, sink and fitted cupboard, laminate flooring.

Utility Room

1.87m x 2.36m (6'1" x 7'8")

Fitted base units, Sink, window to front aspect, laminate flooring. Space and plumbing for washing machine and tumble dryer.

Bedroom 1

3.53m x 3.93m (11'7" x 12'11")

Fitted carpet, window to back aspect.

En-Suite

1.87m x 2.36m (6'1" x 7'8")

Three-piece bathroom suite with overhead shower, partly tiled wall, towel radiator and laminate flooring.

Landing

4.50m x 3.73m (14'10" x 12'2")

Fitted carpet, doors leading to bedrooms and bathroom, velux window to back aspect and radiator. Generous study area.

Bathroom

2.28m x 3.72m (7'6" x 12'2")

Fitted base units, three-piece bathroom suite with overhead shower. Partly tiled walls and laminate flooring. Towel Radiator.

Bedroom 2

3.55m x 4.85m (11'7" x 15'11")

Fitted carpet, velux window to back aspect, fitted wardrobes.

Bedroom 3

2.76m x 6.44m (9'1" x 21'1")

Fitted carpet, window to side aspect, velux window to back aspect.

Externally

Private enclosed front and rear garden. Access to gravelled driveway for two cars. Front and back garden mainly laid to lawn with patio area and garden shed.

Tenure

The tenure of this property is Freehold.

Local Authority

This property falls within the geographical area of North Kesteven District Council.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01522 694775.

Energy Performance

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt.

Agents Notes

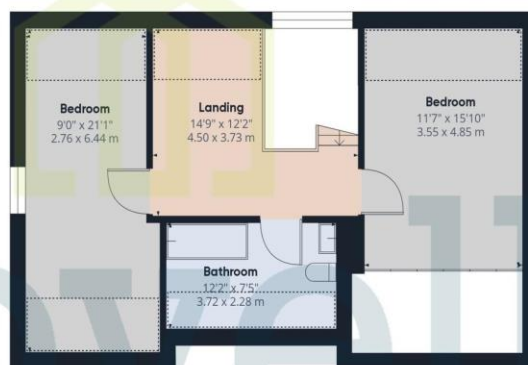
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Ground Floor



Floor 1

Approximate total areaⁱⁱ
 1338.51 ft²
 124.35 m²

Reduced headroom
 160.84 ft²
 14.94 m²

Excluding balconies and terraces

☐ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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