



**Oulton Close, North Hykeham,
Lincoln**

£1,200,000


MARTIN & CO

Oulton Close, North Hykeham, Lincoln

Bungalow - Detached
3 Bedrooms, 3 Bathroom

£1,200 PCM

Date Available: 19th April 2024

Deposit: £1,384

Unfurnished

- Detached Bungalow
- 3 Bedrooms
- Kitchen / Diner
- Sunroom
- Single Garage
- Driveway Parking
- EPC - Grade D
- Council Tax Band - D

Three bedroom detached bungalow within Oulton Close in North Hykeham. Comprising of an entrance porch, three bedrooms, open plan kitchen and dining room, lounge, bathroom and a sunroom. Private rear garden, driveway parking and a garage.

Unfortunately we cannot accept smokers or pets on this property.

Mobile (based on calls indoors) - EE + O2 + Three + Vodafone

Broadband (estimated speeds) Standard 4 mbps / Superfast 67 mbps / Ultrafast 1000 mbps

Satellite & Cable TV Availability - BT + Sky + Virgin

Length of tenancy - 12 months initial tenancy

Council tax band - D - North Kesteven District Council

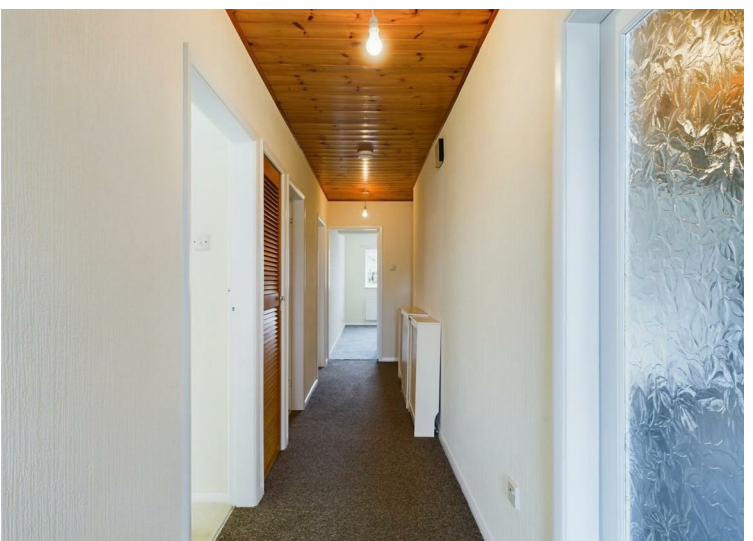
EPC rating - Grade D



Summary
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North Hykeham offers easy access to local amenities to include shops and schooling of all ages, transport links with a regular bus route and being close to the A46 bypass and Hykeham train station.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	76
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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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.