



**Magnus Court, North Hykeham,  
Lincoln**

0075 DOM

  
**MARTIN & CO**

# Magnus Court, North Hykeham, Lincoln

House - Back to Back  
1 Bedrooms, 1 Bathroom

£675 PCM

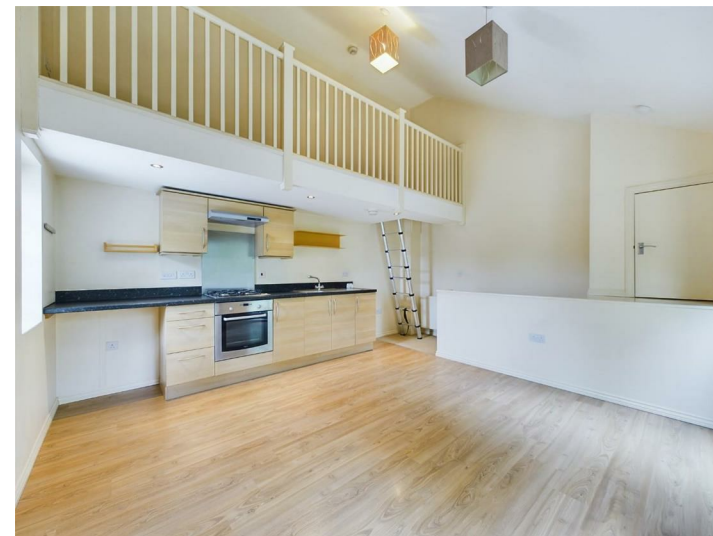
Date Available: 16th August 2024

Deposit: £778

Unfurnished

- One Bedroom Home
- Ideal for a Single Occupant
- Ground Floor Bedroom
- Open Plan Living
- Mezzanine
- Allocated Parking
- Council Tax Band - A
- EPC Rating - C

One bedroom end of terraced home within the popular Manor Farm development of North Hykeham. Comprising internally of an entrance hall with shower room and ground floor bedroom, stairs rising to the first floor with an open plan living room and kitchen plus a mezzanine. Allocated parking for one vehicle.



One bedroom end of terraced home within the popular Manor Farm development of North Hykeham. Comprising internally of an entrance hall with shower room and ground floor bedroom, stairs rising to the first floor with an open plan living room and kitchen plus a mezzanine. Allocated parking for one vehicle.

North Hykeham is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy.

- EPC Rating - C
- Council tax band - A - North Kesteven District Council
- Mobile (based on calls indoors) - EE, O2, Vodafone
- Broadband (estimated speeds) - 5 mbps (Standard), 80 mbps (Superfast), 10000 mbps (Ultrafast)
- Satellite & Cable TV Availability - BT, Sky



Energy Efficiency Rating	
Current	Potential
	<b>93</b>
74	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	<b>A</b>
B	
C	
D	
E	
F	
G	

England & Wales EU Directive 2002/91/EC

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Floor 0



Floor 1



Floor 2



Approximate total area<sup>m</sup>  
42.28 m<sup>2</sup>  
455.1 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**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.

