



**Severus Crescent, North Hykeham**

**£1,700 PCM**

  
**MARTIN & CO**

# Severus Crescent, North Hykeham

House - Detached  
4 Bedrooms, 4 Bathroom

£1,700 PCM

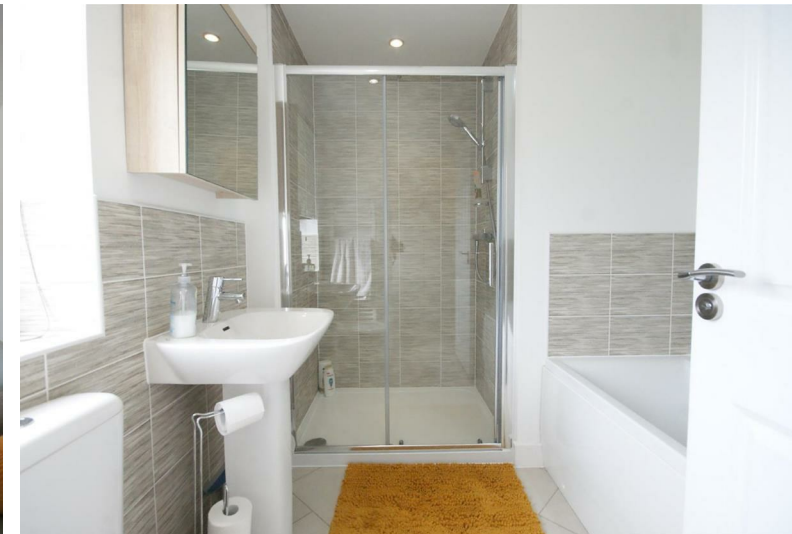
Date Available: 23rd June 2024

Deposit: £1,961

## Unfurnished

- Executive Family Home
- Four Double Bedrooms
- Fully Fitted Breakfast Kitchen
- Master Bedroom with Dressing Area
- Two Ensuite Bedrooms
- Lounge and Dining Room
- EPC - B
- Off Road Parking
- Double Garage
- Council tax E

**RARE OPPORTUNITY** to rent this **EXECUTIVE DETACHED FOUR BEDROOM FAMILY HOME**. Situated within the popular Manor Farm development in North Hykeham, this well presented home is not to be missed with benefits including two ensuite bedrooms, fully fitted kitchen, spacious rear garden and a double garage.



**RARE OPPORTUNITY** to rent this **EXECUTIVE DETACHED FOUR BEDROOM FAMILY HOME**. Situated within the popular Manor Farm development in North Hykeham, this well presented home is not to be missed.

Internally comprising of an entrance hall, cloakroom, study, dining room, lounge, fitted breakfast kitchen with a range of appliances and a separate utility room. The first floor offers four double bedrooms, two ensuites, master with a walk through dressing area and a family bathroom. Spacious rear garden, off road parking and a double garage.

Pets will be considered on a case by case basis. Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 month initial tenancy  
Council tax band - E - North Kesteven

Broadband (estimated speeds)  
Standard 4 mbps  
Superfast 80 mbps  
Ultrafast 10000 mbps  
Satellite & Cable TV Availability  
BT & SKY  
Mobile (based on calls indoors)  
02, EE, VODAFONE & THREE



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Martin & Co Lincoln Lettings  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW  
01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

**01522 503727**  
**<http://www.martinco.com>**



**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.