



**Maximus Road , North Hykeham**

**£950 PCM**

  
**MARTIN & CO**

Maximus Road , North Hykeham

House - End Terrace

3 Bedrooms, 3 Bathroom

£950 PCM

Date Available: 1st September 2024

Deposit: £1,096

Unfurnished

- Three Bedroom Family Home
- Fitted Kitchen with Appliances
- WC
- Master Bedroom with Ensuite
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Popular Residential Location
- Council Tax = Band B
- EPC C

Modern and well presented three bedroom end terraced family home located in the popular North Hykeham area. Comprising of an entry hall with stairs rising to the first floor, lounge, kitchen/diner and WC, plus three bedrooms upstairs, master with ensuite and a bathroom. Enclosed rear garden and off road parking for two vehicles.

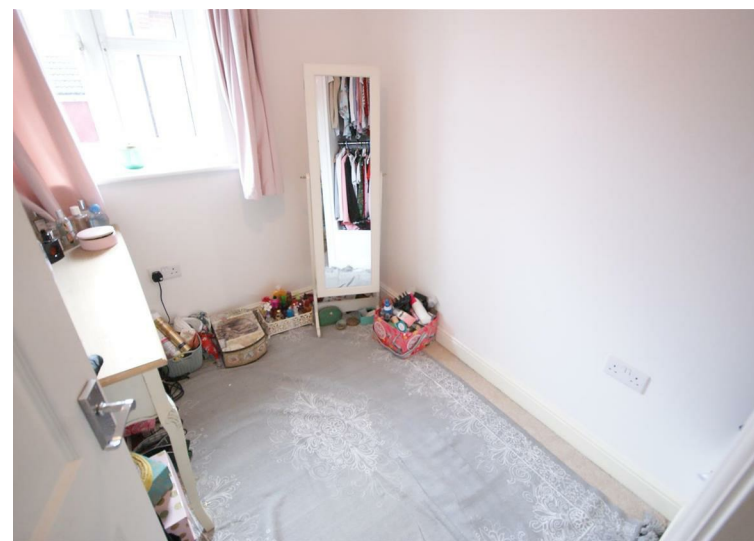


**DESCRIPTION**

Modern and well presented three bedroom end terraced family home located in the popular North Hykeham area. Comprising of an entry hall with stairs rising to the first floor, lounge, kitchen/diner and WC, plus three bedrooms upstairs, master with ensuite and a bathroom. Enclosed rear garden and off road parking for two vehicles.

Pets may be considered on a case by case basis.  
 Unfortunately we cannot accept smokers for this property.  
 Length of tenancy - 6 months initial tenancy  
 Council tax band - B - North Kesteven District Council

Mobile (based on calls indoors)  
 O2 EE Three Vodafone  
 Broadband (estimated speeds)  
 Standard 4 mbps  
 Superfast 61 mbps  
 Ultrafast 10000 mbps  
 Satellite & Cable TV Availability - BT & Sky

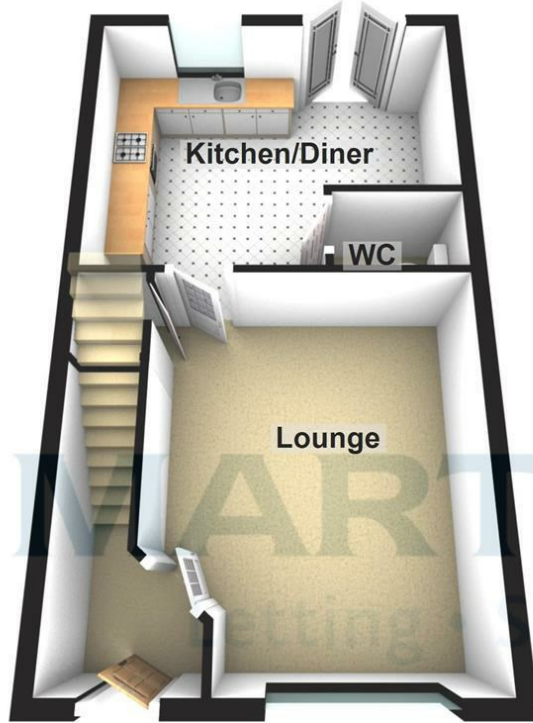


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		91
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	78	
Not energy efficient - higher running costs		
England & Wales	EU Directive 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		
England & Wales	EU Directive 2002/91/EC	

### Ground Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



### First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Total area: approx. 75.4 sq. metres (811.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

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.