



Hutson Drive , North Hykeham

£925 PCM


MARTIN&CO

Hutson Drive , North Hykeham

House - Mid Terrace

3 Bedrooms, 3 Bathroom

£925 PCM

Date Available: 7th April 2025

Deposit: £1,067

Unfurnished

- Three Bedrooms
- Two Reception Rooms
- Utility Room
- Cloakroom
- On road parking
- EPC - D
- Gas Central Heating
- uPVC Double Glazing
- Council Tax Band A - North Kesteven District Council

Nestled in the sought-after area of North Hykeham, this charming mid-terrace house offers a delightful blend of character and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it a perfect setting for both quiet evenings and lively gatherings.

The bathroom is conveniently located, ensuring practicality for everyday living.

Situated on Hutson Drive, this home benefits from being in a popular neighbourhood, known for its friendly community and convenient amenities. Local shops, schools, and parks are within easy reach, making it an excellent choice for families and professionals alike.

This property presents a wonderful opportunity to create a warm and welcoming home in a desirable location. Whether you are looking to invest or find your next family residence, this three-bedroom house in North Hykeham is certainly worth considering.



FULL DESCRIPTION
Nestled in the sought-after area of North Hykeham, this charming mid-terrace house offers a delightful blend of character and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it a perfect setting for both quiet evenings and lively gatherings. The bathroom is conveniently located, ensuring practicality for everyday living.

Situated on Hutson Drive, this home benefits from being in a popular neighbourhood, known for its friendly community and convenient amenities. Local shops, schools, and parks are within easy reach, making it an excellent choice for families and professionals alike.

This property presents a wonderful opportunity to create a warm and welcoming home in a desirable location. Whether you are looking to invest or find your next family residence, this three-bedroom house in North Hykeham is certainly worth considering.

12 Months initial let
EPC - D
Council Tax Band A - North Kesteven District Council

Unfortunately we cannot accept pets or smokers on this property

Mobile (based on calls indoors)
O2 & EE & Three & Vodafone
Broadband (estimated speeds)
Standard 5 mbps
Superfast -
Ultrafast 10000 mbps
Satellite & Cable TV Availability
BT & Sky

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . 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.