



Lindum Mews, North Hykeham

£850 PCM


MARTIN&CO

Lindum Mews, North Hykeham

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£850 PCM

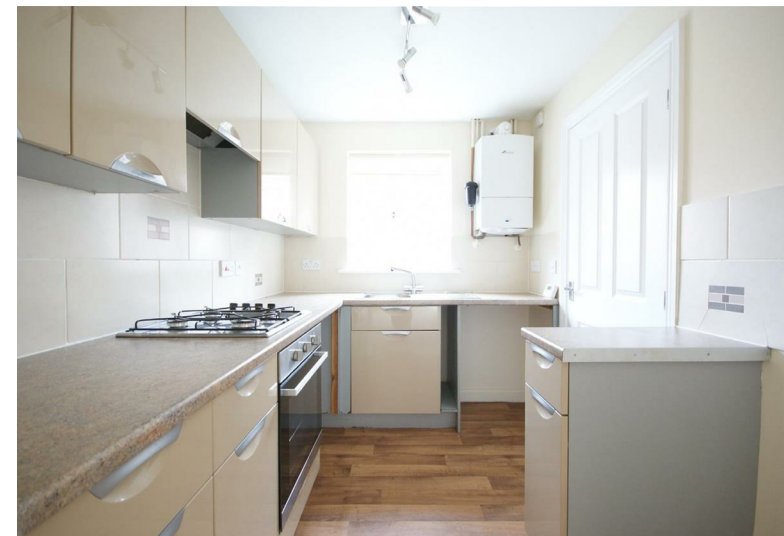
Date Available: 2nd June 2025

Deposit: £980

Unfurnished

- Modern Property
- Allocated Parking
- Open Plan Living
- Downstairs WC
- Two Double Bedrooms
- Private Rear Garden
- EPC - C
- Council Tax A - North Kesteven

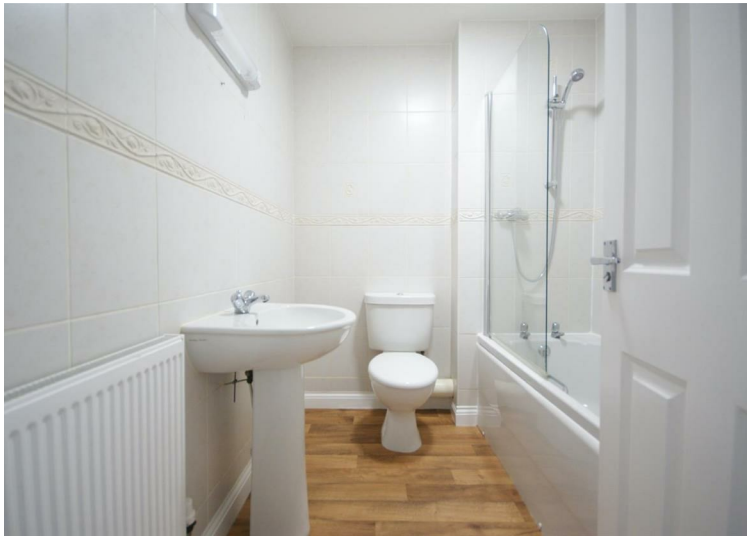
Modern two bedroom property conveniently situated just off Newark Road in North Hykeham being within reach of local amenities, schooling, road and rail connections. Benefitting from a private enclosed garden and allocated parking for one vehicle.



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12 months initial tenancy
Council Tax A - North Kesteven

Mobile (based on calls indoors)
O2 & EE & Three & Vodafone
Broadband (estimated speeds)
Standard 11 mbps
Superfast 80 mbps
Ultrafast 10000 mbps
Satellite & Cable TV Availability
BT & Sky & Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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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.