



## 8 Tacitus Way

North Hykeham, Lincoln, LN6 9ZE

**£1,300 pcm**

### **SINGLE GARAGE AND DRIVEWAY**

The property briefly comprises of an Entrance Hall with WC, leading to a Spacious Lounge and Dining Kitchen with access to the rear garden. Stairs rise to the First Floor Landing providing access to Bedroom One with En-suite Shower Room, Bedroom Two and Bedroom Three, along with the Family Bathroom which has an overhead shower.



## Tacitus Way, North Hykeham, Lincoln, LN6 9ZE

### LOCATION

Tacitus Way is situated within a modern residential area of North Hykeham, located to the south of Lincoln. The area offers a range of local amenities including supermarkets, shops, schools and leisure facilities, along with regular bus services into Lincoln city centre. The property also benefits from convenient access to the A46 bypass, providing good road links to Lincoln, Newark and the surrounding areas

### ACCOMMODATION

This well presented family home offers internal accommodation comprising of an Entrance Hall leading to a WC, a spacious Lounge and an attractive Kitchen Diner with patio doors providing access to the rear garden. Upstairs, the Landing provides access to Bedroom One with En-suite Shower Room, Bedroom Two and Bedroom Three, all benefiting from built-in wardrobes, along with additional storage and access to the Family Bathroom with overhead shower. The property must be viewed to fully appreciate the size and layout on offer.

### OUTSIDE

To the rear there is an enclosed garden with patio area and artificial lawn. To the front there is a single garage with driveway providing off road parking, along with a gravelled area which is currently used for additional parking.

### RENT AND DEPOSIT

The asking Rent for the property is £1,300.00 per calendar month and the Tenancy Deposit is £1,500.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £300.00.

### TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/ fixed term.

### ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

### VIEWINGS

By prior appointment through Mundys.

### THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Driveway and Single Garage
- Built in Wardrobes to Bedrooms
- Rear Patio with Artificial Lawn
- Attractive Dining Kitchen
- Located within the popular Manor Farm development
- Family Bathroom with Shower Overhead
- EPC Energy Rating - To Follow
- Council Tax Band - C (North Kesteven District Council)



Museum Court  
Grantham Street  
Lincoln  
LN2 1JB

[www.mundys.net](http://www.mundys.net)  
[lettings@mundys.net](mailto:lettings@mundys.net)  
01522 556 099

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

