



**Grandfield Way, North Hykeham,
Lincoln**

£1,100 Per Calendar Month


MARTIN&CO

Grandfield Way, North Hykeham,
Lincoln

House - End Terrace

3 Bedrooms, 3 Bathroom

£1,100 Per Calendar Month

Date Available: 22nd August
2026

Deposit: £1,300

- 3 Bedroom End Terrace House
- Off Road Parking
- Kitchen Diner
- Cloakroom
- Enclosed Rear Garden
- Local Amenities
- EPC C
- Council Tax C

Three Bedroom End Terraced family home situated in popular North Hykeham area of Lincoln. Benefitting from three bedrooms, family bathroom, cloakroom, living room and kitchen. Allocated parking and enclosed rear garden.



Three bedroom end terrace situated within the desirable residential area of North Hykeham in Lincoln. Comprising internally of three bedrooms, family bathroom, kitchen diner and a spacious living room. Driveway parking for two cars and enclosed rear garden.

The property is close to amenities including The Forum shopping precinct, Tritton Road and further large supermarket chains plus schooling of all ages. North Hykeham locally benefits from road and rail links to include public transport available into the city centre.

Mobile (based on calls indoors)
O2 EE Three

Broadband (estimated speeds)
Standard 7 mbps
Superfast 80 mbps
Ultrafast 10000 mbps

Satellite & Cable TV Availability
BT Sky Virgin Media

Council Tax C
EPC C

Kitchen/Diner
120" x 75"
Base and eye level units, worktop surfaces, sink and drainer, fitted oven with gas hob and extractor over, free standing fridge freezer plus space and plumbing for a washing machine, lino flooring and window to front aspect

Cloakroom
6'6" x 2'11"
Low level wash basin, toilet, one radiator, carpeted and one window to the front aspect

Lounge
13 x 14
Carpeted, two radiators, one window to the rear aspect, french patio doors accessing rear garden, electric wall mounted fire one single hanging light fixture

Bedroom One
12'3" x 8'5"
Double bedroom, carpeted, one radiator, one window to the rear aspect, in built wardrobes and a single hanging light fixture

Bedroom Two
11'6" x 7'4"
Double bedroom, carpeted, one radiator, one window to the front aspect and one single hanging light fixture

Bedroom Three
7'4" x 6'9"
Single bedroom, carpeted, one radiator, one window to the front aspect and one single hanging light fixture

Family Bathroom
8'9" x 5'7"
Carpeted one radiator, one window to the rear aspect, one toilet, one bath with over shower and one wash hand basin

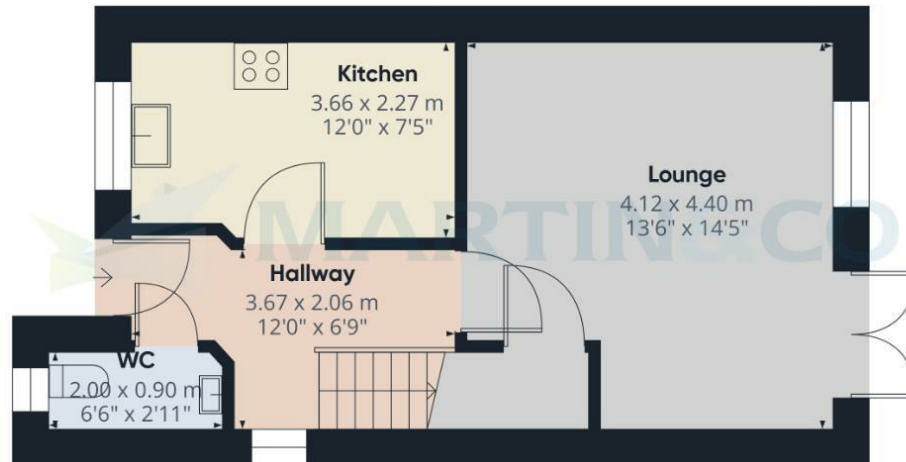
Outside
Front
Tarmac Drive for two cars, some laid to lawn immediately out front with a slabbed path up to the front door
Rear garden
Small patio area, mainly laid to lawn, one side fenced and a brick wall enclosing the rest of the surrounding area

Agents Note

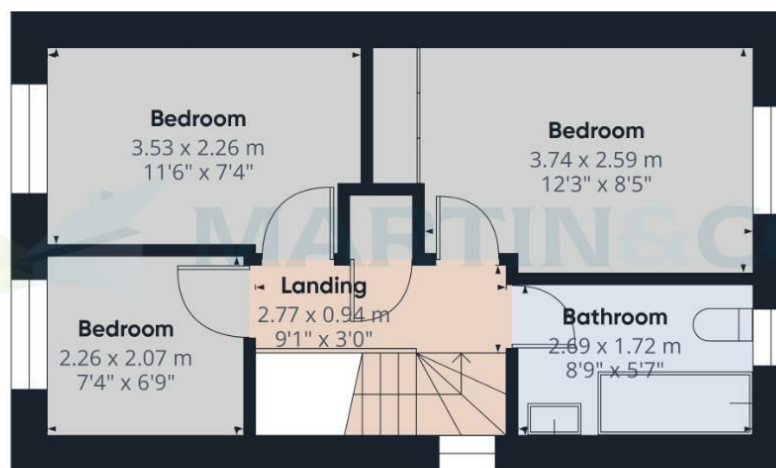
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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





Floor 0



Floor 1



Approximate total area⁽¹⁾

66.5 m²

715 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.