



- Newly Built Dorma Bungalow
- Large Kitchen Diner With Fitted Appliances & Utility Room
- 2 Large Double Bedrooms
- 2 Ensuites & 1 Shower Room
- Lawned Rear Garden With Patio
- Air Source Heating
- Solar Panels
- EV Charging Point

Newark Road, North Hykeham, LN6 8QT  
Monthly Rental Of £1,295





Starkey&Brown are delighted to present this newly built semi-detached Dorma Bungalow in the highly sought-after North Hykeham area. Tucked away from the road and having a private drive, this stylish new-build offers: A spacious breakfast kitchen with fitted appliances, a separate utility room, family family-sized living room, and a downstairs WC/shower room. Upstairs, there are two large double bedrooms, each with their own en-suite bathroom and fitted wardrobes. Having a lawned rear garden with a patio area, this is perfect for relaxing or entertaining. With EV Charger, Air Source Heating, and Solar Panels, this home combines comfort with energy efficiency. Council Tax Band B; EPC Rating B. Holding Deposit £298. Security Deposit £1494.

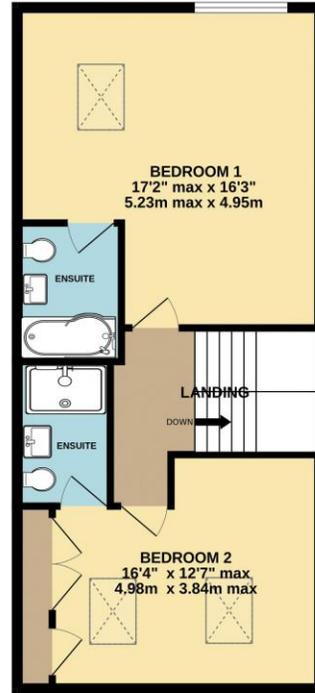
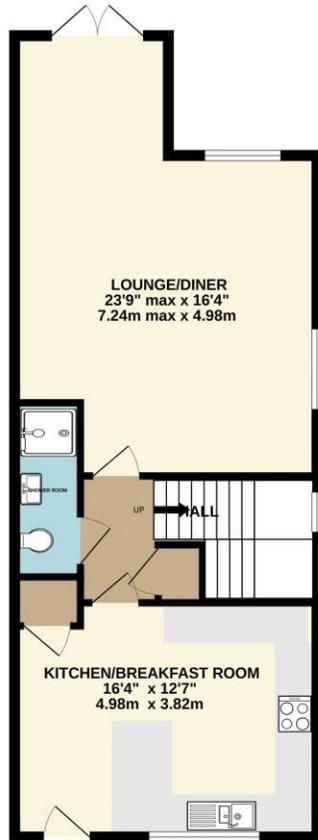




GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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