



Broadway, North Hykeham, Lincoln

£1,050 Per Calendar Month


MARTIN&CO

Broadway, North Hykeham,
Lincoln

House

3 Bedrooms, 3 Bathroom

£1,050 Per Calendar Month

Date Available: 28th August 2026

Deposit: £1,211

Unfurnished

- Three Bedrooms
- Ground Floor Wet Room
- Separate First Floor WC
- Convenient for Local Amenities
- Good Road and Rail Links
- Plentiful Parking
- EPC - C
- Council Tax - Band B

In the area of Broadway, North Hykeham, Lincoln. With two well proportioned reception rooms, this property offers ample space for both relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout.

The house features two spacious bedrooms upstairs and a bedroom downstairs, perfect for accommodating family members or guests. Each room is filled with natural light, creating a bright and airy feel that enhances the overall appeal of the home. The bathroom is conveniently located on the ground floor, providing essential amenities for daily living.



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Mobile (based on calls indoors)
O2
EE
Three
Vodafone

Broadband (estimated speeds)
Standard 6 mbps
Superfast -
Ultrafast 5500 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin Media

Kitchen
6'2" x 14'5"
Kitchen providing a range of fitted storage and preparation space.

Living Room
12'1" x 15'10"
Well proportioned reception room providing the main living space within the property.

Hallway
9'2" x 4'7"
Access to the ground floor accommodation and stairs rising to the first floor.

Bathroom
6'0" x 6'1"
Located on the ground floor, providing accessible shower facilities along with accompanying sanitary ware.

Dining Room
9'1" x 9'0"
Space for a dining table and chairs, providing an ideal area for family dining and entertaining.

Bedroom 3
9'1" x 10'3"
Additional bedroom suitable for use as a bedroom or home office.

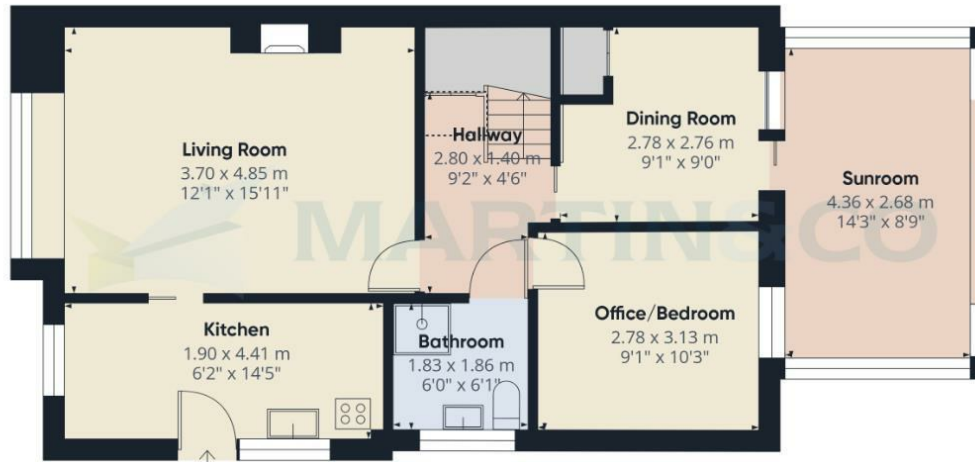
Sunroom
14'3" x 8'9"
A versatile additional reception space overlooking the garden, providing an ideal area for relaxing and enjoying the outlook.

Bedroom
10'10" x 10'2"
Double bedroom with space for bedroom furniture.

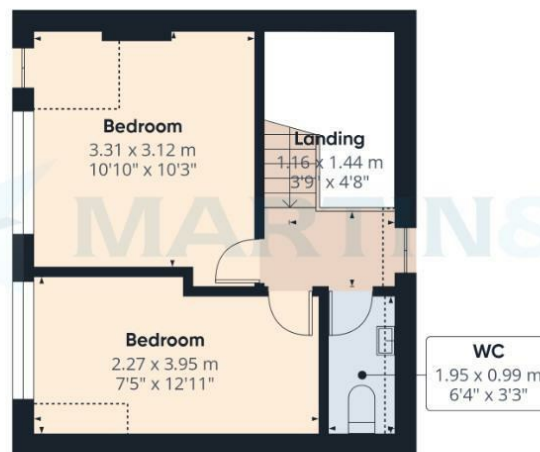


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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⁾

88.5 m²
953 ft²

Reduced headroom

2.6 m²
28 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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.

