

Hykeham Road, North Hykeham

£1,100 Per Month

MARTIN&CO

Hykeham Road, North Hykeham

House - Semi-Detached

3 Bedrooms, 3 Bathroom

£1,100 Per Month

Date Available: 9th November 2026

Deposit: £1,269

Unfurnished



- 3 large Bedrooms
- Large Driveway
- Bath and Shower Cubical
- Fully Fitted Kitchen
- Sun Room
- Large Rear Garden
- EPC - B
- Council Tax - B

Ideal Family Home with parking for up to 3 cars. 3 Bedroom Family Home internally comprising of Entrance porch leading to large hall way, 2 Large Reception Rooms with open fire places, 2nd Reception Room leads on to Sun Room through Patio Doors to large rear garden. Large Family Bathroom with Bath and Shower Cubical, 2 Double Bedrooms and 1 large Single Bedroom.





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Council tax band - B - Lincoln City Council

Mobile (based on calls indoors) - O2, EE, Three & Vodafone Good coverage
Broadband (estimated speeds)
Standard 6 mbps
Superfast 80 mbps
Ultrafast 10000 mbps
Satellite & Cable TV Availability - BT & Sky

Porch
2'3" x 8'2"
UPVC double glazed entrance door with glazed side panels, tiled flooring, brick-built porch and wooden internal entrance door.

Entrance Hall
10'0" x 8'6"
Carpet flooring, wooden entrance door with original frosted glazed surround adding character, radiator, pendant light fitting and understairs storage housing the meters and consumer unit.

Utility Cupboard
2'8" x 5'2"
Tiled flooring, fitted shelving, light fitting and plumbing for a washing machine or dishwasher.

Living Room
11'10" x 10'11"
UPVC double glazed bay window to the front elevation, carpet flooring, radiator, pendant light fitting and feature electric fireplace with decorative mantel and hearth.

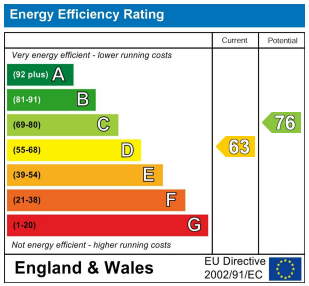
Dining Room
12'5" x 10'11"
Carpet flooring, radiator, pendant light fitting, feature electric fireplace with mantel and hearth, plus wooden door with two single glazed internal windows leading into the sunroom.

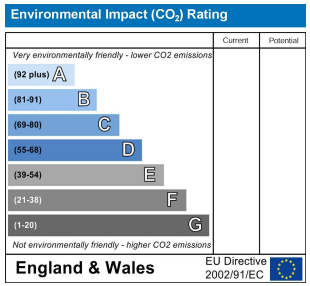
Kitchen
12'5" x 8'5"
Tiled flooring, a range of base and eye-level units, integrated fridge, stainless steel sink with drainer and mixer tap, laminate-effect worktops, gas hob with extractor hood above, eye-level electric oven and grill, pendant light fitting, character wooden panelling, UPVC double glazed window to the rear and side elevation, and UPVC double glazed door providing access to the garden.

Sun Room
6'10" x 9'8"
Tiled flooring, single glazed windows, corrugated roof, wall light fitting, Ideal combi boiler and single glazed door leading to the rear garden.

Landing
7'11" x 3'4"
Carpet flooring, stairs rising from the ground floor, UPVC double glazed side window and pendant light fitting.

Bedroom One
12'6" x 10'11"
Double bedroom with carpet flooring, UPVC double glazed window to the front elevation, radiator and pendant light fitting.

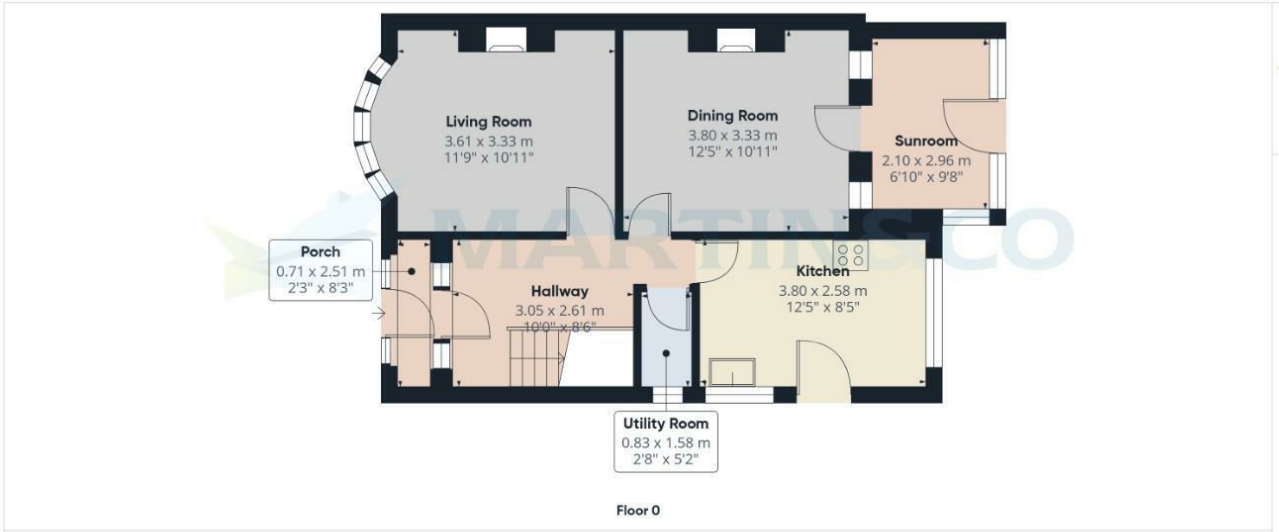


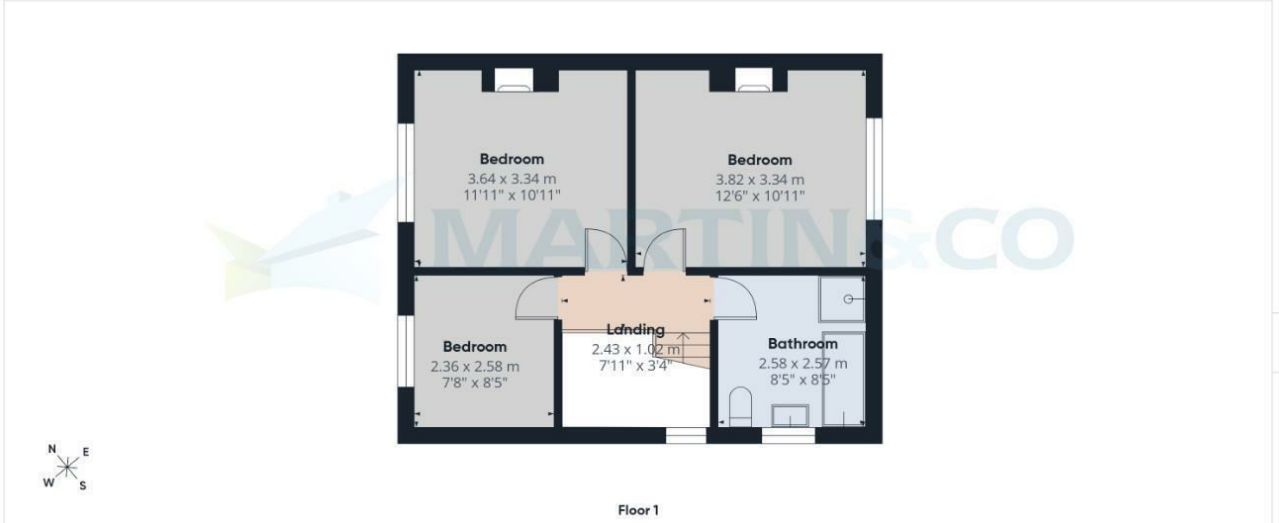












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Approximate total area(1)

93.2 m²

1004 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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The Property Ombudsman