



**Chestnut Road, North Hykeham,
Lincoln**

£1,250 Per Month


MARTIN&CO

Chestnut Road, North Hykeham,
Lincoln

House - Detached
3 Bedrooms, 3 Bathroom

£1,350 Per Month

Date Available: 28th August 2026
Deposit: £1,557

Furnished

- Furnished Property
- Detached Home
- Open Plan Kitchen Diner
- Conservatory
- Downstairs Cloakroom
- Front and Rear Gardens
- Driveway Parking
- Single Garage
- EPC Rating - D
- Council Tax Band - B

FURNISHED three bedroom detached home within the ever desirable North Hykeham area of Lincoln. Comprising internally of an entrance hall, living room, open plan kitchen diner, cloakroom and conservatory with three bedrooms and a bathroom with separate WC. Gardens, garage and driveway parking.



FURNISHED three bedroom detached home within the ever desirable North Hykeham area of Lincoln. Comprising internally of an entrance hall, living room, open plan kitchen diner, cloakroom and conservatory with three bedrooms and a bathroom with separate WC. Externally the property offers a driveway for off road parking, single garage and gardens. This property includes a gardener to tend to the front and rear during the growing season. Property is offered for let as furnished. Utilities and additional bills are not included within the rent.

North Hykeham is situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass and train station.

EPC Rating - D
Council tax band - B - North Kesteven

Mobile (based on calls indoors)
O2
EE
Three
Vodafone

Broadband (estimated speeds)
Standard 8 mbps
Superfast 42 mbps
Ultrafast 5500 mbps

Satellite & Cable TV Availability
BT Sky Virgin Media

Entrance Hall
Providing access to the ground-floor accommodation with stairs rising to the first floor.

Living Room
12'0" x 12'9"
A well proportioned separate reception room offering plenty of space for a range of living room furniture.

Kitchen Diner
18'7" x 12'3"
A generous kitchen and dining space forming the heart of the home, with ample room for a dining table and chairs and access through towards the conservatory.

Cloakroom
4'6" x 3'2"
Conveniently positioned on the ground floor and fitted with WC facilities.

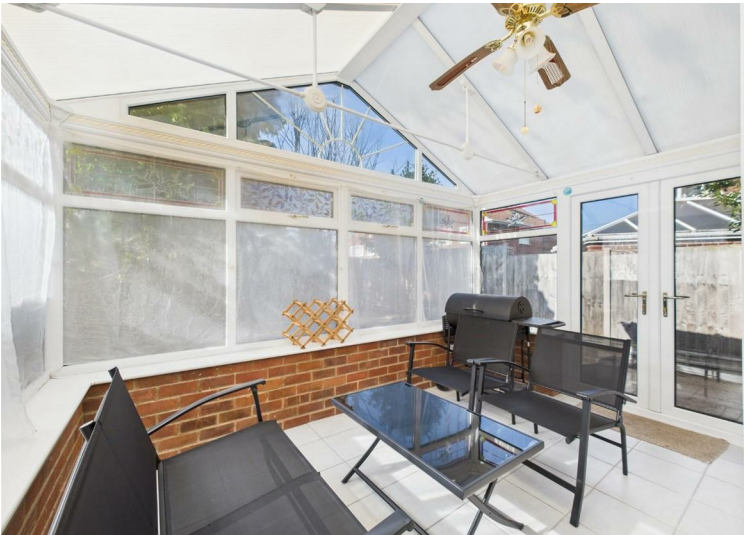
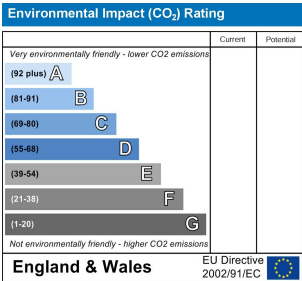
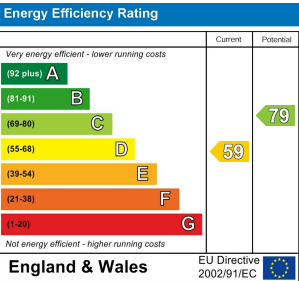
Conservatory
A useful additional reception space overlooking the rear of the property, ideal as a second sitting room, playroom or dining area

Landing
Providing access to all three bedrooms, the family bathroom and separate WC.

Bedroom
10'10" x 13'8"
A generous double bedroom with ample space for bedroom furniture.

Bedroom
10'9" x 11'9"
A further well proportioned double bedroom.

Family Bathroom
4'10" x 5'5"
Family bathroom located on the first floor.





Floor 0



Floor 1

Approximate total area^m

109.7 m²
1182 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>

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.