



69 Hykeham Road

Lincoln, LN6 8AD

£1,300 pcm

MODERN IMPROVEMENTS THROUGHOUT

The property briefly comprises of an Entrance Hall, bay fronted Lounge, Dining Room, modern Kitchen / Breakfast Room, Rear Lobby, Utility Room and Cloakroom / WC. Stairs rise to the First Floor Landing providing access to Three Bedrooms and a stylish Family Bathroom. The property also benefits from a driveway to the front and an extensive rear garden.



LOCATION

Hykeham Road is situated to the South of Lincoln, offering convenient access to a wide range of local amenities including supermarkets, shops and schooling. The property is well positioned for access to the A46 bypass, providing strong transport links to Newark and the surrounding areas, along with regular bus routes into Lincoln city centre.

ACCOMMODATION

This immaculate and refurbished traditional Three Bedroom Bay Fronted Semi Detached Home is located on the ever popular Hykeham Road, to the South of Lincoln. The property has undergone a comprehensive programme of improvements, resulting in light, modern and well presented accommodation throughout. Internally, the property comprises of an Entrance Hall, bay fronted Lounge, Dining Room, modern Kitchen / Breakfast Room, Rear Lobby, Utility Room and Cloakroom / WC. To the First Floor there are Three Bedrooms and a stylish Family Bathroom, creating a well balanced and practical living space.

OUTSIDE

To the front of the property there is a driveway providing off road parking. Gated side access leads to the rear where there is a paved seating area and an extensive lawned garden with flower beds, mature shrubs and trees.

RENT AND DEPOSIT

The asking Rent for the property is £1,300.00 per calendar month and the Tenancy Deposit is £1,500.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £300.00.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Three Bedroom Semi-Detached House
- Fully Refurbished Accommodation
- Lounge & Dining Room
- Fitted Kitchen/Breakfast Room, Utility & WC
- Driveway for Off Street Parking
- Large Enclosed Rear Garden
- Property Available Now
- EPC Energy Rating - D
- Council Tax Band - B (Lincoln City Council)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.