



25 Crucible Close

North Hykeham, LN6 9ZL

£1,000 pcm

THREE STOREY HOME

The property briefly comprises of an Entrance Hall leading to an Open Plan Living Accommodation and Kitchen with WC. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and a Family Bathroom with overhead shower, with further stairs rising to Bedroom Three. The property also benefits from parking for two cars to the front and an enclosed garden with patio to the rear.



ACCOMMODATION

This well presented Three Storey Home offers internal accommodation comprising of an Entrance Hall leading to an Open Plan Living Accommodation and Kitchen with access to the rear garden, along with a downstairs WC. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and the Family Bathroom with overhead shower. A further staircase leads to the Top Floor where there is an additional Double Bedroom.

LOCATION

Crucible Close is situated within a modern residential development in North Hykeham, located to the south of Lincoln. The property is conveniently positioned within close proximity to Hykeham Railway Station, providing direct rail links into Lincoln and Newark. The area offers a wide range of amenities including supermarkets, shops, schooling and leisure facilities, along with regular bus routes into Lincoln City Centre. The A46 bypass is also easily accessible, offering strong road links to the surrounding areas.

OUTSIDE

To the front of the property there is off street parking for two vehicles. A footpath is located to the side of the property providing access to the rear garden. The rear garden is mainly laid to lawn with a paved seating area. Please note, the garden is to be maintained prior to the commencement of viewings.

RENT AND DEPOSIT

The asking Rent for the property is £1,000.00 per calendar month and the Tenancy Deposit is £1,150.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230.00.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/ fixed term.

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/help/lettings-fees-information-for-tenants/>

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 Storey Modern Home
- Open Plan Living Area & Kitchen
- WC & Family Bathroom
- Three Storey - Three Bedrooms
- Easy Access to the A46
- Walking Distance to North Hykeham Train Station
- Off Street Parking for Two Vehicles
- Endorsed Rear Garden and Patio
- Viewing Recommended
- EPC Energy Rating - B



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.