



## 65 Furnace Close

North Hykeham, LN6 9ZR

**£1,100 pcm**

### **PROPERTY CAN BE LET FURNISHED**

Briefly comprises of an Entrance Hall, Downstairs WC, Lounge and Dining Kitchen. Stairs rise to the First Floor Landing providing access to Bedroom One with En-suite Shower Room, Bedroom Two, Bedroom Three and the Family Bathroom. The property also benefits from an enclosed rear garden with a garden shed and a driveway providing off-street parking for two vehicles.



#### LOCATION

Furnace Close is situated within a modern residential development in North Hykeham, just off Station Road. The property is conveniently located close to a wide range of amenities including an Asda Superstore, Lidl, independent shops, cafés, takeaways and healthcare facilities. North Hykeham benefits from several well-regarded primary and secondary schools, while regular bus services and Hykeham Railway Station provide convenient links to Lincoln City Centre and Newark. The nearby A46 bypass offers excellent road connections to the A1, Newark and the wider region.

#### ACCOMMODATION

This well presented Three Bedroom Home must be viewed to appreciate the accommodation on offer. The internal accommodation comprises; Entrance Hall leading to a Downstairs WC, Lounge and spacious Dining Kitchen with access to the enclosed rear garden. To the first floor are Bedroom One with an En-suite Shower Room, Bedroom Two, Bedroom Three and the Family Bathroom. The property can also be made available on a furnished basis for an additional £100 PCM, subject to agreement at the point of offer.

#### OUTSIDE

To the front of the property there is a driveway providing off-street parking for two vehicles. To the rear there is an enclosed garden with a patio area and a garden shed providing useful external storage.

#### RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

#### 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 was implemented in May 2026 and affects existing and new tenants. 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>

- Driveway to the Front
- Endosed Garden & Patio
- Furnishing Option Available
- En-suite to Bedroom One
- Spacious Dining Kitchen
- Popular Residential Location
- Early Viewing Recommended
- EPC Energy Rating - B
- Council Tax Band - B (North Kesteven District Council)



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.