



## 3 Copper Beech Close

South Hykeham, LN6 9FS

**£1,300 pcm**

### RENOVATED THROUGHOUT!

A Four Bedroom Semi Detached House located within a quiet cul-de-sac development in the popular South Hykeham area. Briefly comprising of an Entrance Hall, Cloakroom / WC, Study / Bedroom Four, Lounge, brand new Kitchen and Dining Area. To the First Floor there are Three Bedrooms, with an En-suite Bathroom to the Master Bedroom and additional Bathroom with Shower.



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### LOCATION

South Hykeham is a well established and highly regarded village situated to the South of the historic Cathedral City of Lincoln, popular with families and professionals alike. The village offers a strong range of everyday amenities including local shops, public houses, takeaways, a Co-op food store and well-regarded primary schooling, with further education options available nearby and within Lincoln. Excellent transport links include Hykeham railway station with regular services to Lincoln, Newark and Nottingham, along with easy access to the A46, A1 and wider motorway network. The area also benefits from green spaces, walking routes and local sports facilities, while Lincoln City Centre provides extensive shopping, dining and cultural attractions, making South Hykeham an attractive and well connected residential location.

### ACCOMMODATION

The accommodation has been fully upgraded to include new décor, flooring, brand new Kitchen and upgraded Bathrooms and briefly comprises of an Entrance Hall, Downstairs WC, Study / Bedroom Four, Lounge, Open Plan Kitchen and Dining Area with French Doors to the Garden. To the First Floor there are Three Bedrooms, with an En-suite Shower Room to the Master Bedroom and additional Family Bathroom.

### OUTSIDE

The property benefits from a fully enclosed rear garden, predominantly laid to lawn with a paved patio seating area ideal for outdoor dining and entertaining. To the front of the property there is parking for two cars and an enclosed rear Garden.

### 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/>

### VIEWING

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>

- 3/4 Bedroom Semi Detached Home
- Popular South Hykeham Location
- Parking For Two Cars
- Fully Renovated Interior
- Excellent Access to Lincoln, Newark and the A46
- En-suite To Master Bedroom
- Endosed Rear Garden
- Quiet Residential Development
- Council Tax Band - B (North Kesteven District Council)
- EPC Energy Rating - C



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.

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