



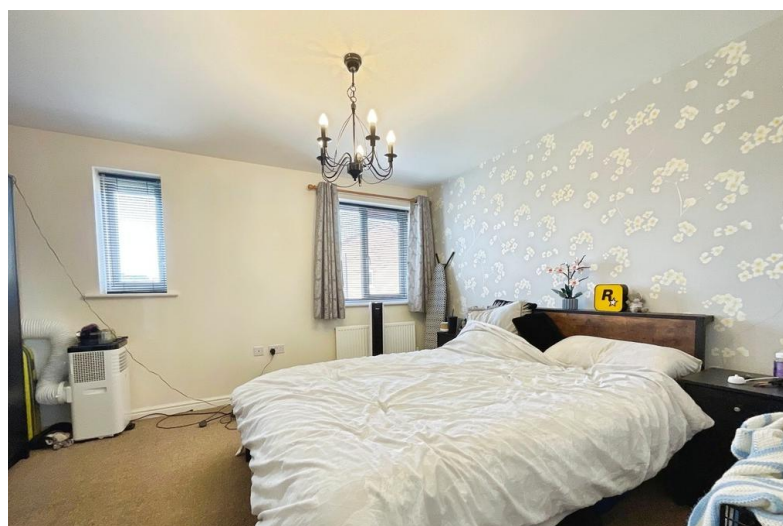
45 Crucible Close

North Hykeham, Lincoln, LN6 9ZL

£995 pcm

DRIVEWAY FOR ONE CAR

The property has internal accommodation briefly comprising of an Entrance Hallway, WC, Lounge and Kitchen Diner. Stairs rise to the First Floor Landing providing access to Two Bedrooms and a Family Bathroom with Shower Overhead. Outside there is a driveway to the front of the property and an enclosed lawned garden to the rear with a shed.



45 Crucible Close, North Hykeham, Lincoln, LN6 9ZL

LOCATION

Crucible Close is situated within a modern residential development in North Hykeham, located to the south west of Lincoln. The property is conveniently positioned for access to a range of local amenities including supermarkets, shops, cafes, public houses and schooling. Nearby facilities include the Forum Shopping Centre and leisure amenities within North Hykeham, whilst Lincoln City Centre is easily accessible via Tritton Road and the A46. The property also benefits from regular bus routes and convenient access to Newark, the A1 and surrounding road networks.

ACCOMMODATION

This well presented Two Bedroom home has internal accommodation briefly comprising of an Entrance Hall and WC leading to a Lounge and Kitchen Diner. Stairs rise to the First Floor Landing which provides access to Two Bedrooms and the Family Bathroom with Shower Overhead.

OUTSIDE

The property benefits from a small lawned frontage together with a driveway providing off street parking for one vehicle. To the rear there is an enclosed garden with a shed.

RENT AND DEPOSIT

The asking Rent for the property is £995.00 per calendar month and the Tenancy Deposit is £1,145.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225.00.

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 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>

- Two Bedroom Semi Detached House
- Driveway for One Car
- Downstairs WC
- Kitchen Diner with French Doors
- Enclosed Rear Garden with Shed
- Bathroom with Shower
- EPC Energy Rating - C
- Council Tax Band - A (North Kesteven District 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 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.

