



**Lindum Mews, North Hykeham**

**£900 PCM**

  
**MARTIN&CO**

# Lindum Mews, North Hykeham

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£900 PCM

Date Available: 1st June 2026

Deposit: £1,038

Unfurnished

- Modern Property
- Allocated Parking
- Open Plan Living
- Downstairs WC
- Two Double Bedrooms
- Private Rear Garden
- EPC - C
- Council Tax A - North Kesteven

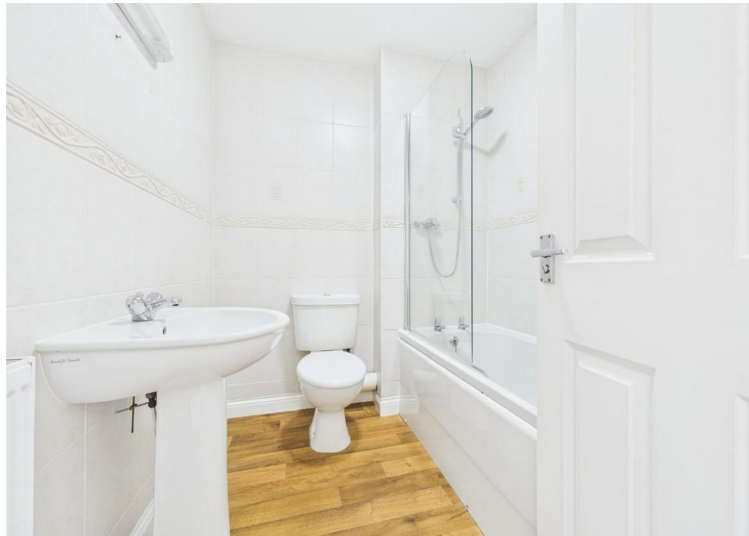
Modern two bedroom property conveniently situated just off Newark Road in North Hykeham being within reach of local amenities, schooling, road and rail connections. Benefitting from a private enclosed garden and allocated parking for one vehicle.



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12 Month initial tenancy  
Council Tax A - North Kesteven

Mobile (based on calls indoors)  
O2 & EE & Three & Vodafone  
Broadband (estimated speeds) Standard 11 mbps Superfast 80 mbps Ultrafast 10000 mbps  
Satellite & Cable TV Availability BT & Sky & Virgin



Energy Efficiency Rating	
Current	Potential
	88
	71

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

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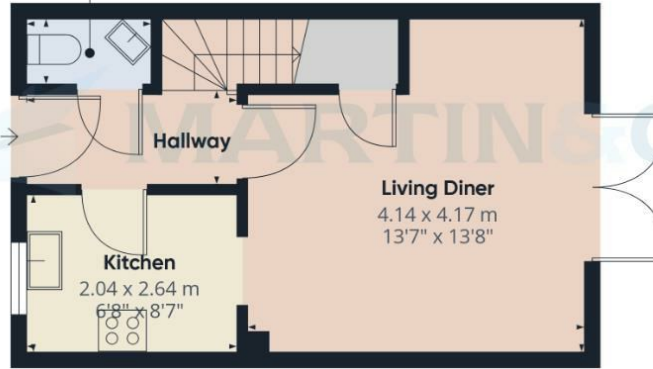
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Not environmentally friendly - higher CO<sub>2</sub> emissions

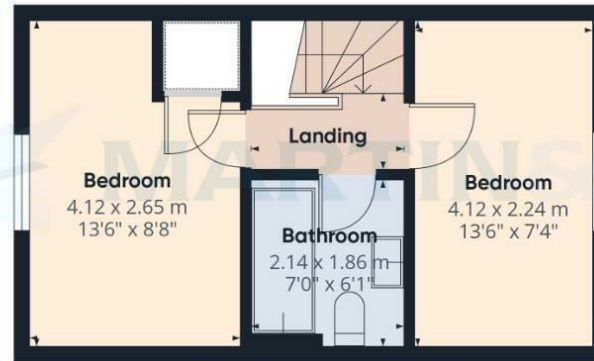
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**WC**  
0.84 x 1.65 m  
2'9" x 5'4"



Floor 0

**Approximate total area<sup>(1)</sup>**  
52.6 m<sup>2</sup>  
566 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.