



57Lincoln Road

North Hykeham, Lincoln, LN6 8DL

£975 pcm

A Spacious three Bedroom family home located in the popular area of North Hykeham. Briefly comprising of Entrance Porch, Entrance Hall, Downstairs WC, Lounge with doors leading through to the open plan Kitchen with appliances and a large Family Room overlooking the Garden. To the first floor are three good sized Bedrooms and a modern Bathroom with bath and shower over. Viewing is recommended!



ACCOMMODATION

A spacious three Bedroom Semi Detached Property briefly comprising of Entrance Hall, Downstairs WC, Lounge with doors leading through to the open plan Kitchen with appliances and a large Family Room overlooking the Garden. To the first floor are three good sized Bedroom and modern Bathroom with bath and shower.

OUTSIDE

The property benefits from a gated Driveway with parking for two cars, front Garden and good sized rear Garden with summer house and patio seating area with permanent seating installed.

LOCATION

The property is well located within the popular residential area of North Hykeham which is located Southwest of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.

VIEWING

By prior appointment through Mundys.

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/>

RENT AND DEPOSIT

Rent £975 Per Calendar Month. Deposit £1,125/Equal to 5 weeks rent.

- Three Bedroom Semi Detached House
- Large Garden and Patio
- Open Plan Living
- Kitchen With Appliances
- Large Family Room
- Modern Bathroom with Shower
- Energy Rating - C
- Council Tax Band - C
- Sorry No Pets



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.