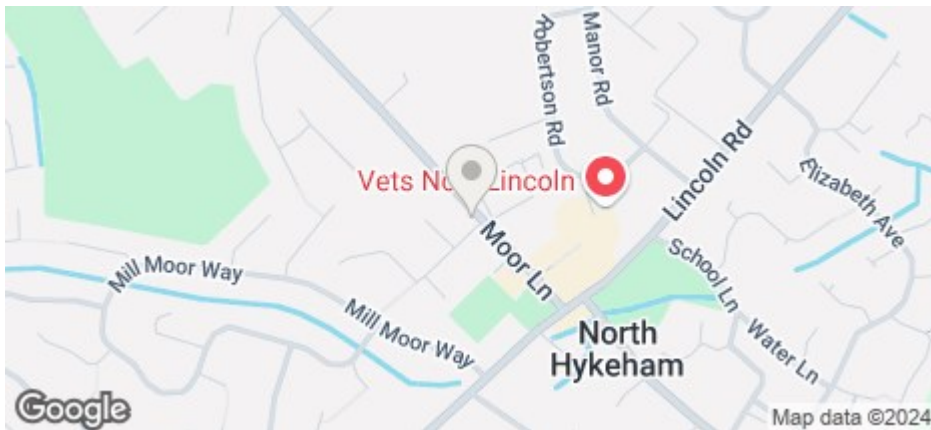




## 127 Moor Lane, North Hykeham, Lincoln, LN6 9AA

£950 PCM

COUNCIL TAX BAND: B

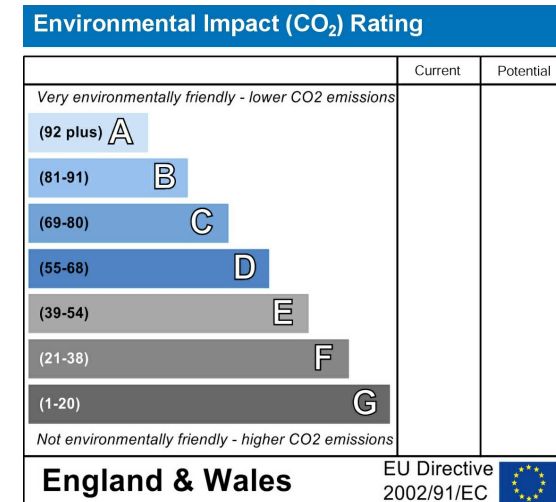
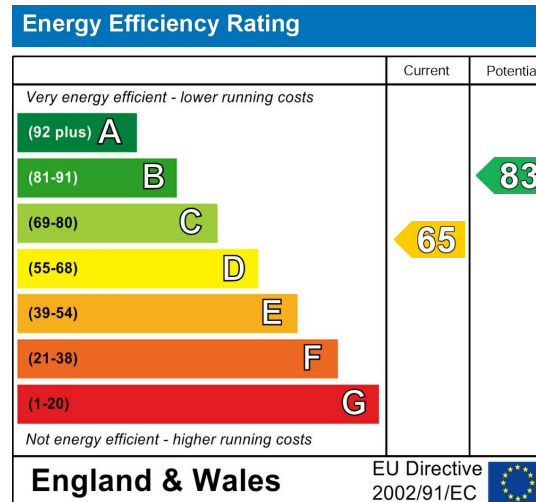


- Three Bedroom Family Home
- Driveway
- Spacious Lounge
- Gas Central Heating
- Council Tax band B
- Large Rear Garden
- Dining Room
- Ground Floor Bathroom
- PVCu Double Glazing

For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



The property comprises of: lounge to the front of the property and to the rear of the property is the dining room, fitted kitchen & family bathroom. To the first floor there are 3 bedrooms.

Benefits include driveway parking, large rear garden & storage shed. Gas central heating.

Contact our friendly team at Cloud today to arrange your viewing:

Text - 07954 143739

Call - 01522 802020

Email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:  
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

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<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

The property is subject to the following known rights & restrictions:  
The South-west and South-east boundary fences belong to the property hereby

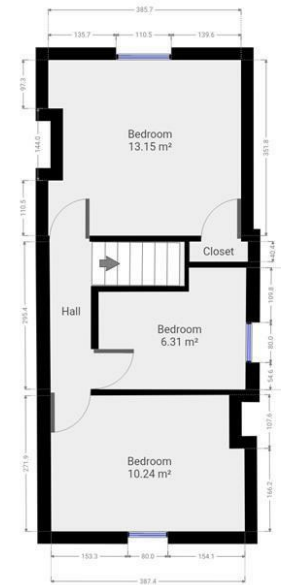
conveyed and the walls dividing the dwellinghouse hereby conveyed from the adjoining dwellinghouse on the South-east are party walls and repairable as such.

Limited mobile network coverage has been noted in the area, check with your mobile provider or Ofcom. Please see the brochure for further details

6 monthly visits to maintain the hedges are included.



Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



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Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m