



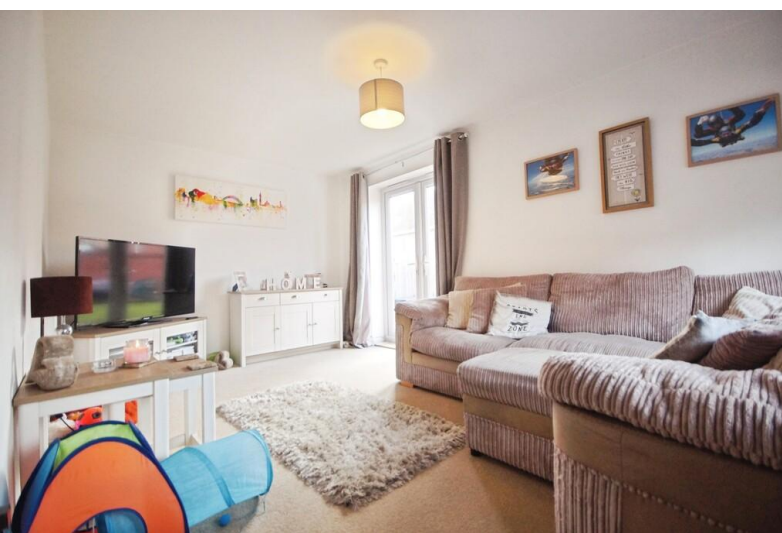
## 12 Capito Drive

North Hykeham, Lincoln, LN6 9FZ

**£1,200 pcm**

### **PROPERTY LET PRIOR TO MARKETING!**

This Three Bedroom Home briefly comprises of an Entrance Hall, downstairs WC, Kitchen, Dining Room and Lounge. Stairs lead to the First Floor Landing, Two Double Bedrooms with Bedroom One with an En-suite Shower, One generous Single Bedroom and Bathroom with Shower Overhead. The property also benefits from a Single Garage and Allocated Parking.



#### LOCATION

Located on Manor Farm in North Hykeham, Capito Drive forms part of a residential development situated to the south-west of Lincoln. The development is positioned close to North Hykeham's local amenities, including shops, supermarkets, restaurants and other everyday facilities. North Hykeham also provides access to local bus services and the A46, providing road links towards Lincoln, Newark and surrounding areas. Lincoln city centre is located approximately 4 miles to the north-east.

#### ACCOMMODATION

This Three Bedroom Home offers well proportioned accommodation arranged over two floors. The Ground Floor provides an Entrance Hall with access to the downstairs WC, Kitchen, Dining Room and Lounge. To the First Floor there are Two Double Bedrooms, with Bedroom One benefiting from an En-suite Shower, together with a generous Single Bedroom and Family Bathroom with Shower Overhead. This property has been let prior to marketing to an applicant on our existing database, demonstrating the demand for similar properties. If you are considering letting your property, a valuation can be arranged by contacting our office on 01522 556099.

#### OUTSIDE

The property benefits from an Endosed Rear Garden with Patio and Lawned areas, together with a Single Garage and Allocated Parking.

#### RENT AND DEPOSIT

The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

#### 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>

- Three Bedrooms
- Single Garage
- Allocated Parking
- Kitchen Dining Room
- Lawned Rear Garden
- En-Suite Shower Room
- Let Prior to Marketing
- Similar Properties Needed
- EPC Energy Rating - C
- Council Tax Band - C (North Kesteven District Council)

