



**Warren Lane, Witham St. Hughs,
Lincoln**

£1,100 Per Month


MARTIN&CO

Warren Lane, Witham St. Hughs,
Lincoln

House - End Terrace
3 Bedrooms, 3 Bathroom

£1,100 Per Month

Date Available: 1st October 2025
Deposit: £1,269

Unfurnished

- Three Bedroom End Terrace
- Conservatory
- South East Facing Rear Garden
- Single Garage with Parking
- Ensuite and Family Bathroom
- Village Location
- EPC Rating - C
- Council Tax Band - B

Three bedroom family home with a garage situated within the popular village of Witham St Hughs. Internally comprising of an entrance hall with cloakroom, fitted kitchen, spacious living diner and a conservatory, three bedrooms, primary with ensuite and a family bathroom.



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Witham St Hughs benefits from a range of local amenities to include a Co-op store, Bar / Restaurant, Hairdressers, Takeaways, Schooling and a Village Hall. Well positioned just off the A46 to allow convenient access both to Lincoln City or Newark Town.

Unfortunately we cannot accept smokers or pets at this property.
Initial 12 month tenancy
EPC - C
Lincoln City Council - A

Mobile (based on calls indoors)
O2 EE Three Vodafone

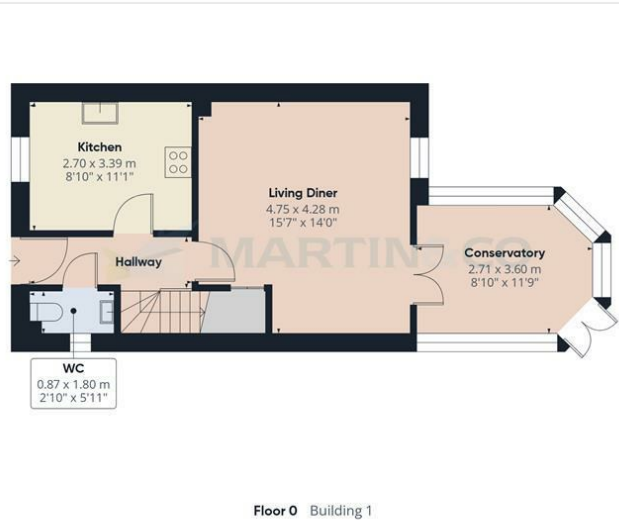
Broadband (estimated speeds)
Standard 7 mbps
Superfast 80 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT Sky



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

95.3 m²
1025 ft²

(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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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.