



**Elder Close, Witham St. Hughs,
Lincoln**

£1,450 Per Month


MARTIN&CO

Elder Close, Witham St. Hughs,
Lincoln

House - Detached
3 Bedrooms, 3 Bathroom

£1,150 Per Month

Date Available: 1st July 2026

Deposit: £1,326

Unfurnished

- Detached Family Home
- Open Plan Kitchen Diner
- Utility Room
- Master Bedroom with En Suite
- Enclosed Garden
- Allocated Parking
- Single Garage
- Village Location
- Council Tax Band - C
- EPC Rating - C

Three bedroom detached family home nestled away within the popular village of Witham St Hughs. Comprising internally of an entrance hallway with cloakroom, lounge, kitchen diner and utility, three bedrooms, master with ensuite and a bathroom. Allocated parking, enclosed rear garden and single garage.

Pets may be considered on a case by case basis.

Length of tenancy - 6 months minimum
tenancy
Council tax band - C - North Kesteven Council



Three bedroom detached family home nestled away within the popular village of Witham St Hughs. Comprising internally of an entrance hallway with cloakroom, lounge, kitchen diner and utility, three bedrooms, master with ensuite and a bathroom. Allocated parking, enclosed rear garden and single garage.

Pets may be considered on a case by case basis.
Unfortunately we cannot accept smokers on this property.

Length of tenancy - 6 months initial tenancy with the potential to extend for a long term tenancy
Council tax band - C - North Kesteven District Council

Unfortunately smokers cannot be accepted in this property
Length of tenancy - 6 months initial tenancy
Council tax band - A - West Lindsey District Council
Mobile (based on calls indoors) - O2 Average coverage
Broadband (estimated speeds)
Standard 7 mbps
Superfast 80 mbps
Ultrafast 1000 mbp
Satellite & Cable TV Availability - BT & Sky

Entrance Hall
5'11" x 5'9"
Welcoming entrance hall providing access to the principal ground-floor accommodation, stairs rising to the first floor and access to the ground-floor WC.

Lounge
10'3" x 16'11"
Spacious and well-proportioned lounge situated to the front of the property, providing a comfortable reception space with natural light from the front-facing window.

Kitchen Diner
9'8" x 16'11"
Generously sized open-plan kitchen and dining area, offering a practical layout for both cooking and entertaining. The kitchen provides a good range of worktop and storage space, with room for a dining table and chairs.

Utility Room
5'10" x 5'9"
Useful separate utility room providing additional space for household appliances and storage, with access from the kitchen area.

Cloak Room
4'0" x 4'5"
Convenient ground-floor cloakroom comprising WC and wash hand basin.

Landing
11'10" x 3'6"
First-floor landing providing access to all three bedrooms, the family bathroom and en-suite, with stairs returning to the ground floor.

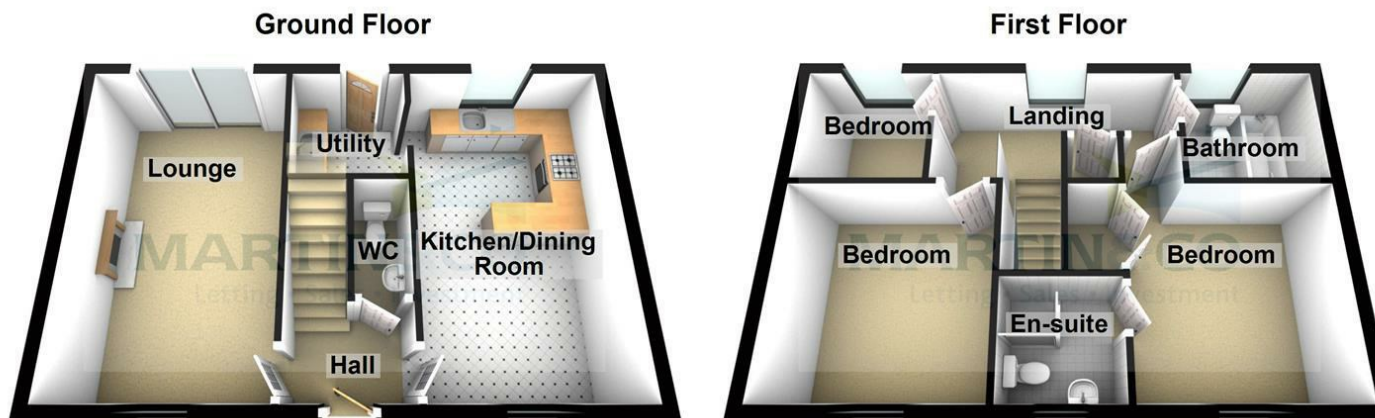
Bedroom
10'6" x 10'4"
Well-proportioned double bedroom situated to the front of the property, offering a comfortable sleeping and storage space.

Ensuite
4'11" x 5'5"
En-suite shower room serving one of the bedrooms, comprising a WC, wash hand basin and shower facilities.



Energy Efficiency Rating		
	Current	Potential
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		
		87
		75
England & Wales	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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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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.