



**Fox Hollow, Witham St. Hughs,
Lincoln**

£1,950 Per Month


MARTIN & CO

Fox Hollow, Witham St. Hughs, Lincoln

House - Townhouse
3 Bedrooms, 3 Bathroom

£1,250 Per Month

Date Available: 5th May 2025

Deposit: £1,442

Unfurnished

- Modern Fitted Kitchen
- Master with Ensuite
- Driveway Parking
- Single Garage with EV Charging Point
- Enclosed Rear Garden
- Pleasant Front Outlook
- Village Location
- Long Term Tenancy Available
- EPC Rating - B
- Council Tax Band - C

Three bedroom, three storey house nestled within the village of Witham St Hughs overlooking a green space. Comprising of an entrance hall, WC, utility, kitchen, dining area, lounge, three bedrooms, master with ensuite and a family bathroom. Driveway parking, rear garden and a garage with EV point.



Three bedroom, three storey house nestled within the village of Witham St Hughs overlooking a green space. Comprising of an entrance hall, WC, utility, kitchen, dining area, lounge, three bedrooms, master with ensuite and a family bathroom. Driveway parking, rear garden and a garage with EV charging point.

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

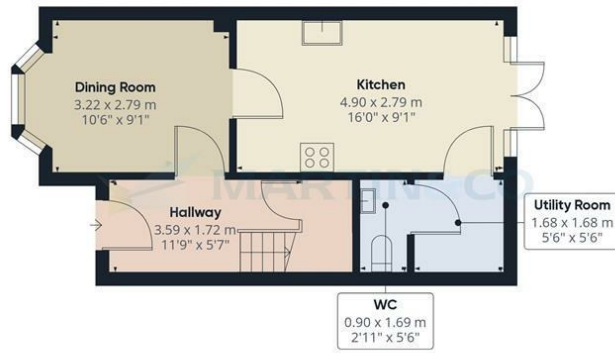
Length of tenancy - 12 months initial tenancy.
 Long term tenancy preferred.
 Council tax band - C - North Kesteven District Council

Mobile (based on calls indoors)
 O2 & Vodafone
 Broadband (estimated speeds)
 Standard 7 mbps
 Superfast 80 mbps
 Ultrafast 1800 mbps
 Satellite & Cable TV Availability
 BT & Sky

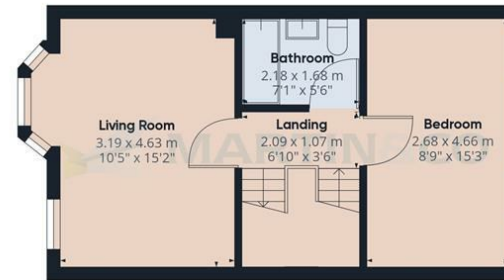


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	91
England & Wales	EU Directive 2002/91/EC	

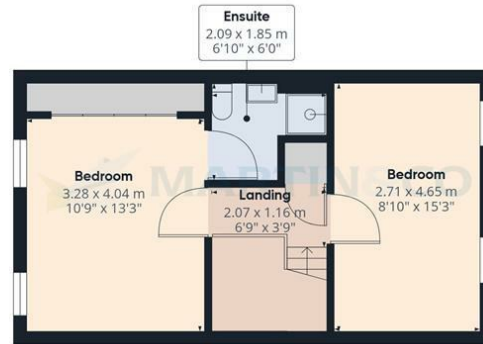
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1



Floor 2

Approximate total area¹⁸
109.39 m²
1177.41 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>

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.