



Sorrel Road, Witham St. Hughs

£1,175 Per Month


MARTIN & CO

Sorrel Road, Witham St. Hughs

House - Detached

3 Bedrooms, 3 Bathroom

£1,175 Per Month

Date Available: 4th August 2025

Deposit: £1,355

Unfurnished

- Detached Family Home
- Lounge and Dining Room
- Conservatory
- Master Bedroom with En Suite
- Enclosed Garden
- Single Garage
- Off Road Parking
- 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, conservatory, kitchen, dining room, three bedrooms, master with ensuite and a bathroom. Enclosed rear garden, garage and parking.



Three bedroom detached family home nestled away within the popular village of Witham St Hughs. Comprising internally of an entrance hallway with cloakroom, lounge, conservatory, kitchen, dining room, three bedrooms, master with ensuite and a bathroom. All bedrooms have fitted wardrobes. Enclosed rear garden, garage and parking.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 6 months tenancy / short term let
 Council tax band - C - North Kesteven District Council

Coverage - Mobile (based on calls indoors)
 O2 EE Three Vodafone
 Broadband (estimated speeds)
 Standard 6 mbps
 Superfast 80 mbps
 Ultrafast 1800 mbps
 Satellite & Cable TV Availability BT Sky Virgin



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		
	71	76
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	

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.