



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

**£1,400 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.





Three bedroom family home 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. Externally there are low maintenance gardens, with the rear facing to the South East, off road parking and a single garage.

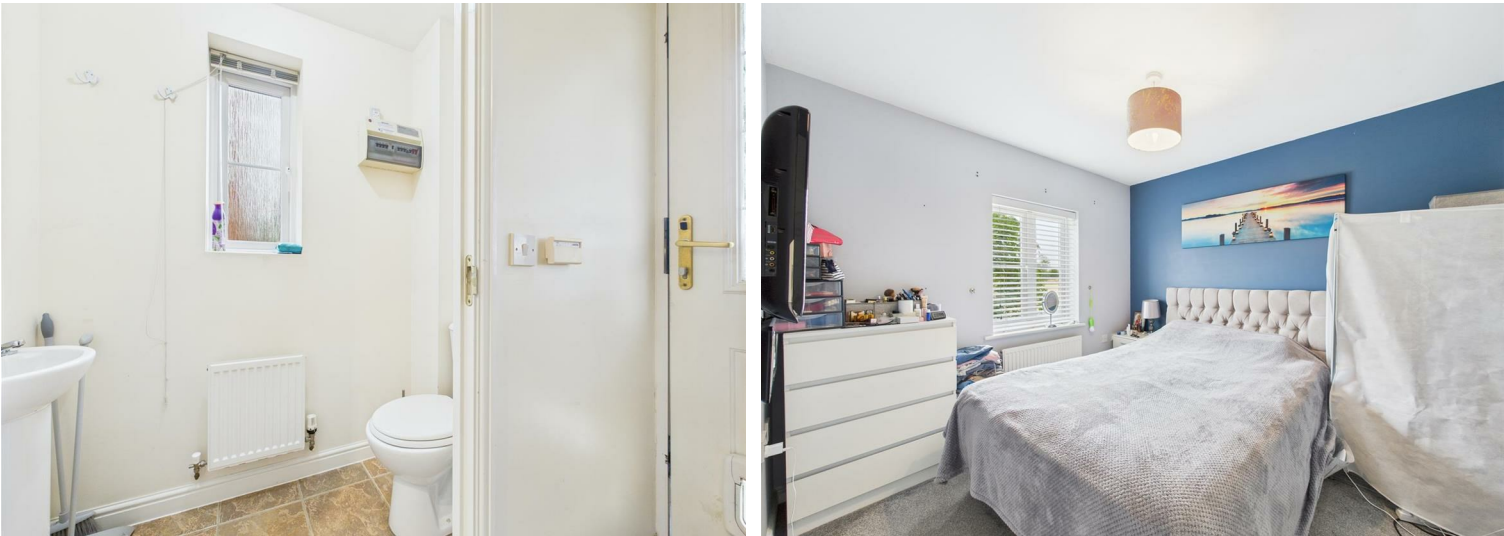
Witham St Hughs benefits from a range of local amenities to include a Co-op store, Bar / Restaurant, Hairdressers, Takeaways, Schooling and a Village Hall. Well positioned just off the A46 to allow convenient access both to Lincoln City or Newark Town.

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) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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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.