



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

01 450 5000


MARTIN & CO

Elder Close, Witham St. Hughs,
Lincoln

House - Detached
3 Bedrooms, 3 Bathroom

£1,150 PCM

Date Available: 14th April 2025

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



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

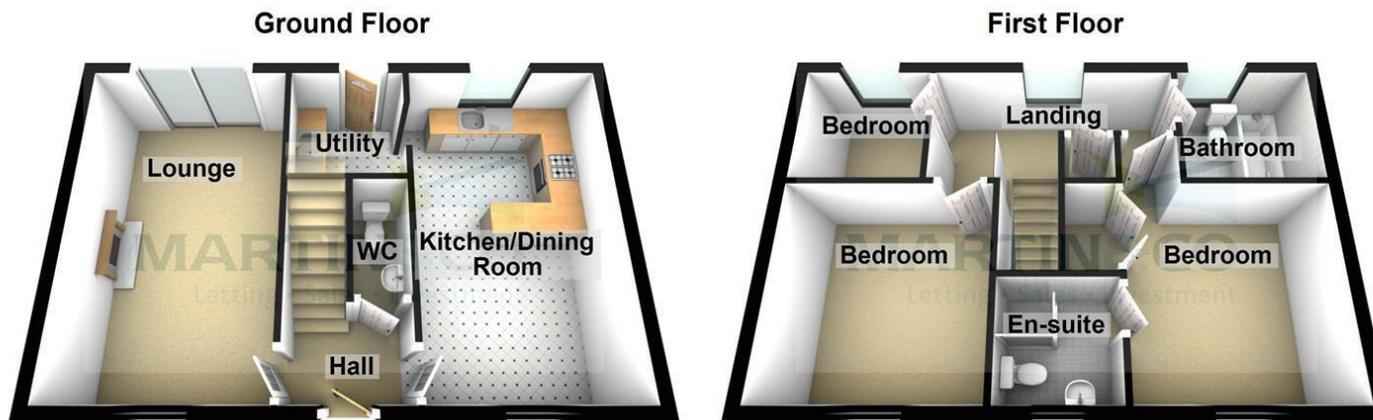
Length of tenancy - 6 months initial tenancy with the potential to extend for a long term tenancy
 Council tax band - C - North Kesteven District Council

Unfortunately pets and 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 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		
		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		
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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.