



**Tulip Road, Witham St Hughs,
Lincoln**

01 250 500


MARTIN&CO

Tulip Road, Witham St Hughs,
Lincoln

House - Semi-Detached
4 Bedrooms, 4 Bathroom

£1,350 PCM

Date Available: 29th September
2025

Deposit: £1,557

- 2024 Build
- Three Storey Living
- Fitted Kitchen Diner
- Downstairs Cloakroom
- Two Ensuite Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- EPC Rating - B / Council Tax Band - C

Four bedroom semi-detached home built in 2024 within the popular village of Witham St Hughs. Internally comprising over three floors of a living room, cloakroom, fitted kitchen diner, four bedrooms, two with ensuite and a family bathroom. Enclosed rear garden and off road parking for multiple vehicles.



Four bedroom semi-detached home built in 2024 within the popular village of Witham St Hughs. Internally comprising over three floors of a living room, cloakroom, fitted kitchen diner, four bedrooms, two with ensuite and a family bathroom. Enclosed rear garden and off road parking for multiple vehicles.

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

Length of tenancy - 12 months initial tenancy with a long term tenancy preferred.

EPC Rating - B
 Council Tax Band - C - North Kesteven

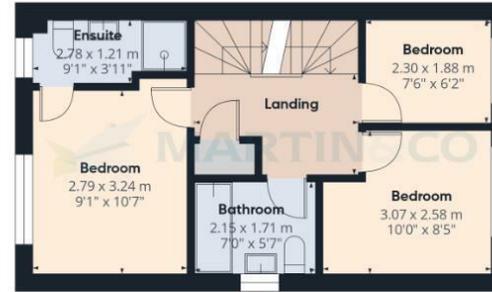


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 area⁽¹⁾
93.8 m²
1010 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.