



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

0075 Day Month



Fox Hollow, Witham St. Hughs,  
Lincoln

House - End Terrace  
3 Bedrooms, 3 Bathroom

£975 Per Month

Date Available: 8th January 2024

Deposit: £1,125

Unfurnished

- Village Location
- Overlooking Green Space
- Modern Build
- Rear Garden
- Parking for Two Vehicles
- Single Garage
- Council tax - B
- EPC - c

Three bedroom, three storey house nestled within the village of Witham St Hughs overlooking a green space. Comprising of an entrance hall, WC, kitchen, lounge diner, three bedrooms, master with ensuite and a family bathroom. Parking for two vehicles, rear garden and a garage.



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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 long term tenancy available  
 Council tax band - B - North Kesteven District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	77	89
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	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.