



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

01 950 5000


MARTIN&CO

Sunflower Close, Witham St. Hughs, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£1,050 PCM

Date Available: 2nd August 2024
Deposit: £1,211

Unfurnished

- 2023 Build
- Fitted Kitchen
- Downstairs Cloakroom
- Master Bedroom with Ensuite
- Enclosed Rear Garden
- Off Road Parking
- EPC - B
- Council Tax - To be allocated

Three bedroom semi-detached home built in 2023 within the popular village of Witham St Hughs. Internally comprising of an entrance with cloakroom, living room, fitted kitchen diner, three bedrooms, master with ensuite and a family bathroom. Enclosed rear garden and off road parking for two vehicles.



Three bedroom semi-detached home built in 2023 within the popular village of Witham St Hughs. Internally comprising of an entrance with cloakroom, living room, fitted kitchen diner, three bedrooms, master with ensuite and a family bathroom. Enclosed rear garden and off road parking for two vehicles.

Unfortunately we cannot accept pets or smokers on this property.

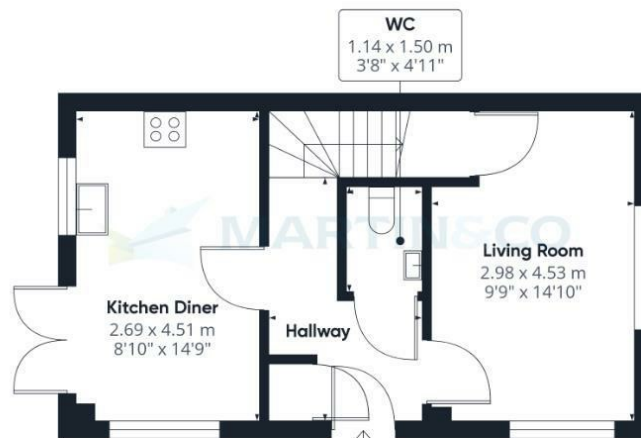
Length of tenancy - 12 months initial tenancy.

EPC Rating - B
Council tax band - B - North Kesteven District Council
Mobile (based on calls indoors) - EE, O2, Vodafone, Three
Broadband (estimated speeds) - 24mbps (Standard), 1000 mbps (Ultrafast)
Satellite & Cable TV Availability - BT + Sky



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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

Approximate total area⁽¹⁾

69.58 m²

748.91 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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>



MARTIN&CO

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.