



MARTIN & CO
TO LET
01522 503727
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Squirrel Chase, Witham St Hughs

£750 Per Month



Squirrel Chase, Witham St Hughs

House - Townhouse

2 Bedrooms, 2 Bathroom

£750 Per Month

Date Available: 14th July 2025

Deposit: £865

Unfurnished

- 2 bedroom modern town house
- Large kitchen diner
- 1st floor living room
- Low maintenance rear garden
- 2 allocated parking spaces
- Epc - C
- North Kesteven District Council - A
- 12 months initial tenancy

A fabulous modern three storey town house with 2 allocated parking spaces. In a quiet location with easy access to the A46 and all amenities, the property comprises a dining kitchen to the ground floor with integrated washer dryer, gas hob and electric oven. The 1st floor offers a living room and second bedroom. You will find a double bedroom and family bathroom on the 2nd floor.



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Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 months initial tenancy
 Council tax band - A - North Kesteven District Council

Broadband (estimated speeds)
 Standard 6 mbps
 Superfast 76 mbps
 Ultrafast 1000 mbps
 Mobile (based on calls indoors)
 O2 EE Three Vodafone
 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		
	78	78
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		
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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.