



**Thistle Way, Witham St. Hughs,  
Lincoln**

**£205 Per Month**

  
**MARTIN&CO**

Thistle Way, Witham St. Hughs,  
Lincoln

House - Semi-Detached  
2 Bedrooms, 2 Bathroom

£895 Per Month

Date Available: 31st July 2025

Deposit: £1,032

Unfurnished

- Semi-Detached Home
- Open Plan Kitchen Diner
- Downstairs Cloakroom
- Modern Family Bathroom
- Enclosed Rear Garden
- Allocated Parking
- Council Tax - A
- EPC - B

Two bedroom semi-detached home nestled within the popular commuter village of Witham St Hughs. This modern property comprises of an entrance hall with cloakroom, living room and a kitchen diner plus two bedrooms and a family bathroom. Allocated parking for two vehicles and an enclosed rear garden. Available for a initial 12 month tenancy



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Initial 12 month tenancy  
 Council Tax - A - Lincoln council  
 EPC - B

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

Mobile (based on calls indoors)  
 O2 & EE & Three & Vodafone

Broadband (estimated speeds)  
 Standard 5 mbps  
 Superfast 80 mbps  
 Ultrafast 1800 mbps

Satellite & Cable TV Availability  
 BT & Sky



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		<b>81</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		
<b>England &amp; Wales</b>	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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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.