



Ivy Bank, Witham St. Hughs, Lincoln

£1,400 PCM

**MARTIN & CO**

Ivy Bank, Witham St. Hughs,  
Lincoln

House - Detached  
4 Bedrooms, 4 Bathroom

£1,400 PCM

Date Available: 18th August 2025

Deposit: £1,615

Unfurnished

- Detached Family Home
- Village Location
- Fitted Kitchen Diner with Utility Room
- Primary Bedroom with Ensuite
- Driveway Parking
- Integral Garage
- Enclosed Rear Garden
- EPC Rating - B / Council Tax Band - D

Four bedroom detached family home situated within the popular Witham St Hughs village, between Lincoln and Newark. Comprising internally of an entrance hall, living room, kitchen diner with a utility and cloakroom, four bedrooms, primary with ensuite and a family bathroom.



Four bedroom detached family home situated within the popular Witham St Hughs village, between Lincoln and Newark. Comprising internally of an entrance hall, living room, kitchen diner with a utility and cloakroom, four bedrooms, primary with ensuite and a family bathroom. Externally offering an enclosed rear garden, driveway for off road parking and an integral garage.

Witham St Hughs benefits from a range of local amenities to include a Co-op store, Bar / Restaurant, Hairdressers, Takeaways, Schooling and a Village Hall. Well positioned just off the A46 to allow convenient access both to Lincoln City or Newark Town.

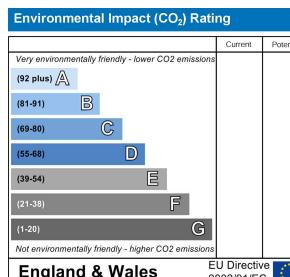
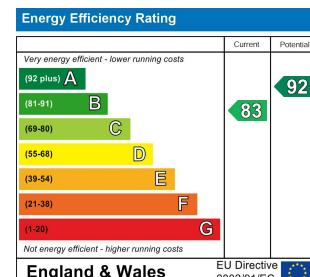
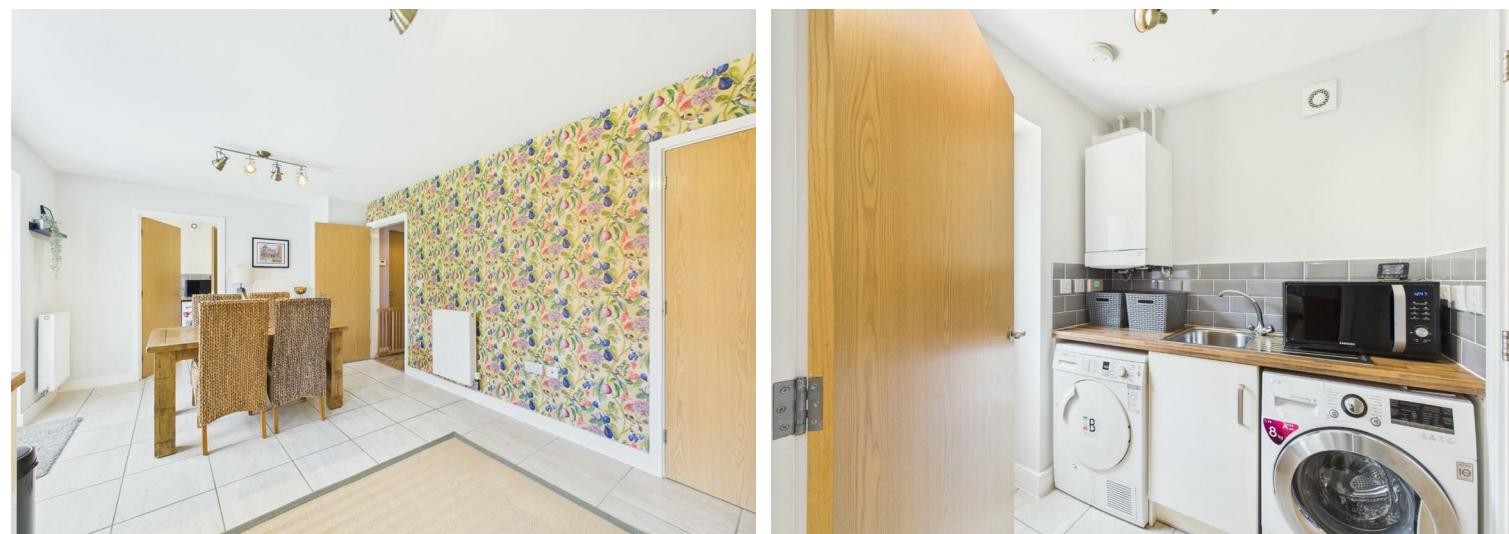
Unfortunately we cannot accept smokers on this property.

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 - D - North Kesteven





Floor 0

Approximate total area<sup>(1)</sup>121.4 m<sup>2</sup>1309 ft<sup>2</sup>

Floor 1

(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

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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.