



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

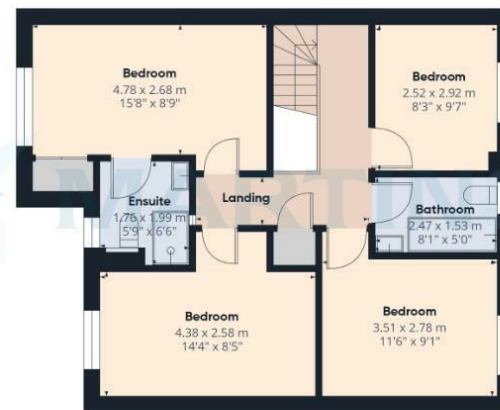


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area¹⁾
121.4 m²
1309 ft²

(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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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.