



68 Warren Lane

Witham St. Hughs, Lincoln, LN6 9US

£975 pcm

THREE STOREY TOWN HOUSE!

The internal accommodation briefly comprises of Entrance Hall, Kitchen, Lounge, First Floor Landing leading to Two Bedrooms and Family Bathroom and the Second Floor leading to Bedroom One with En-Suite Shower Room.



ACCOMMODATION

Well-presented three bedroom home that has internal accommodation comprising of; Entrance Hall, Downstairs WC, Modern Kitchen, spacious Lounge and Dining Area. To the First Floor there are two double Bedrooms and a Bathroom with shower overhead. To the Second Floor there is a further Double Bedroom with an En-suite Shower Room. Immaculately presented, an early viewing is recommended.

LOCATION

Witham St Hughs is situated between Newark and Lincoln, both of which provide excellent shopping, bars, restaurants and leisure facilities. Primary schooling is available within the village at the Witham St Hughs Academy and secondary schooling is available in nearby North Hykeham. The village offers a local co-op store, village hall, takeaways and hairdressers. The property offers easy access to both Lincoln and Newark via the A46 and the A1 and mainline railway from Newark.

OUTSIDE

Driveway, Single Garage and Gardens to the Front & Rear.

RENT AND DEPOSIT

The asking Rent for the property is £975.00 per calendar month and the Tenancy Deposit is £1,125.00 (equal to 5 weeks' rent).

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website; <https://mundys.net/help/lettings-fees-information-for-tenants/>

VIEWINGS

By prior appointment through Mundys.

- **Three Storey Town House**
- **Three Double Bedrooms**
- **Easy Access to Lincoln A46**
- **En-Suite to Bedroom One**
- **Large Lounge with French Doors**
- **Garage, Gardens & Parking**
- **Security Alarm Installed**
- **EPC Energy Rating - C**
- **Council Tax Band - B**

