



19 Oak Tree Drive

Witham St. Hughs, Lincoln, LN6 9UY

£1,200 pcm

SINGLE GARAGE! The property offers well presented accommodation briefly comprising of Entrance Hall, WC, Lounge, Dining Room and Kitchen. Stairs from the Hallway, lead to the First Floor Landing, which provides access to Bedroom One with En-suite, Bedroom Two, Bedroom Three and a Family Bathroom. Outside, there is a private rear courtyard and a lawned garden to the front.



LOCATION

Oak Tree Drive is situated within the modern and well-served village of Witham St. Hughs, located between Lincoln and Newark with easy access to the A46. The property lies close to the village centre, where amenities include a Co-op supermarket, primary school, takeaway outlets, café, and community centre. There are also regular bus links to both Lincoln and Newark, and the nearby A1 provides excellent transport connections further afield.

ACCOMMODATION

Available now, this well presented home is ready for immediate viewing. The internal accommodation comprises of an Entrance Hall leading to a WC, Dining Room, spacious Kitchen, and Lounge with patio doors opening onto the rear courtyard. Stairs rise to the Landing providing access to Bedroom One with an En-suite Shower Room and built-in wardrobe and Family Bathroom with a Shower over Bath. Bedroom Two and Bedroom Three, also both have built-in wardrobes.

OUTSIDE

The property features a private rear courtyard and a front lawn, along with a driveway providing off-street parking and access to a single garage.

RENT AND DEPOSIT

The asking Rent for the property is £1200 per calendar month and the Tenancy Deposit is £1380 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term, unless negotiated otherwise.

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/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

- **Three Bedrooms**
- **En-suite to Bedroom One**
- **Spacious Kitchen**
- **Single Garage and Driveway**
- **Rear Courtyard and Front Lawn**
- **Family Bathroom - Shower Over Bath**
- **Two Reception Rooms**
- **Built in storage to all Bedrooms**
- **Council Tax Band - C (North Kesteven District Council)**
- **Energy Performance Rating - C**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.