



£715 PCM

COUNCIL TAX BAND: A



## 29 New Swan Close, Witham St. Hughs, Lincoln, Lincs, LN6 9WJ



- Modern Open Plan Living Area
- Fully Fitted Kitchen with Washer Dryer, Fridge and Freezer
- Balcony With Views
- Allocated Parking Space
- Large Double Bedroom
- Maintained Communal Gardens
- PVCu Double Glazing
- Gas Central Heating
- Council Tax Band A

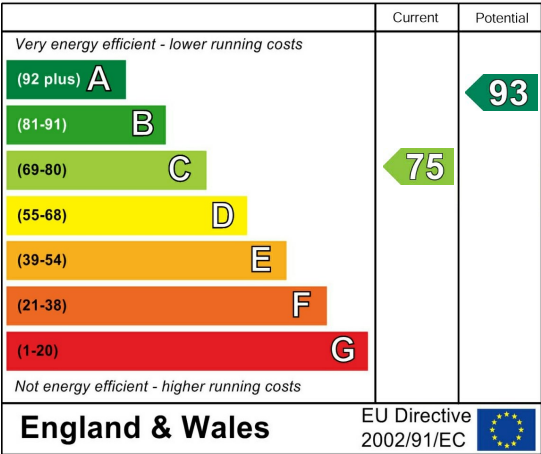
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

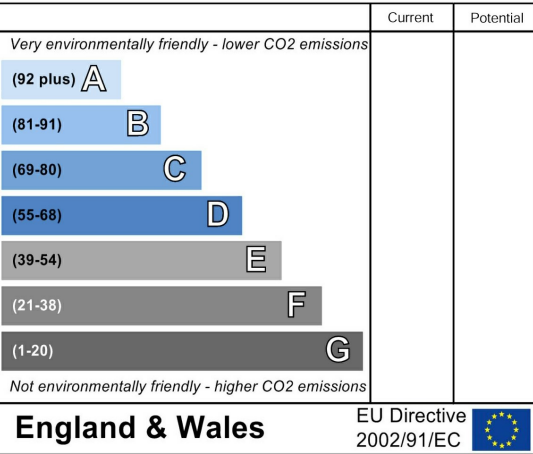
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



Don't miss this contemporary one bedroom quarter house is located in the popular village of Witham St Hughs, located eight miles from Lincoln and with great transport links to Newark and beyond.

The modern property features an entrance hall, ground floor double bedroom with large integrated wardrobe, shower room with utility area, stairs to first floor and spacious open plan living area with fully fitted kitchen. One allocated parking space included. Gas central heating.

The living space also benefits from UPVC French doors leading to a spacious balcony and internal mezzanine floor.

Externally, one allocated parking space is included and the surrounding communal gardens are maintained by a landscape gardener.

Contact our friendly team at Cloud today to arrange your viewing:

Text - 07983 819835

Call - 01522 802020

Email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

**\*\*Please note viewings cannot be arranged prior to completion of the pre-application forms, which includes an affordability check and a soft credit check, completed through Right Move\*\***

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:  
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

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Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

Limited mobile network coverage has been noted in the area, check with your mobile provider or Ofcom. Please see the brochure for further details

The rent as advertised per week is the rent due per person for a student studying a full-time course with at least 21 hours of study in term time per week attending 24 weeks per annum.

The property comes furnished and includes utilities and associated building running costs, including TV licence and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

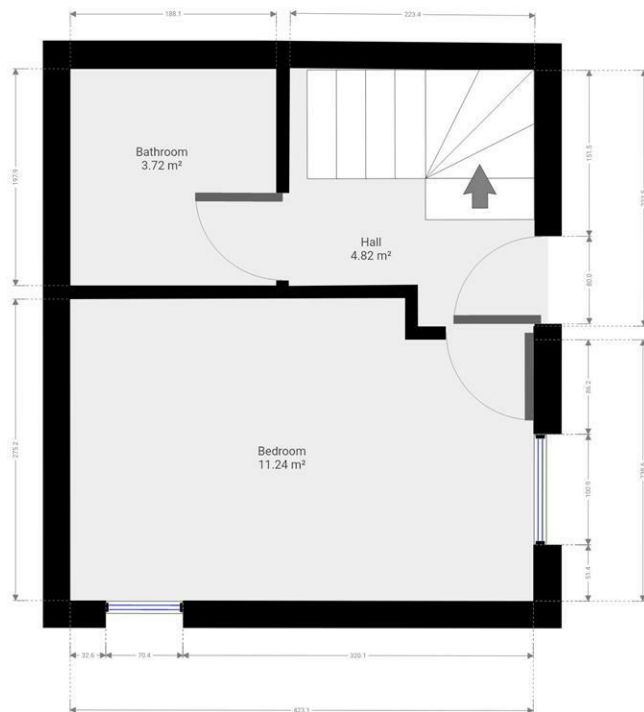
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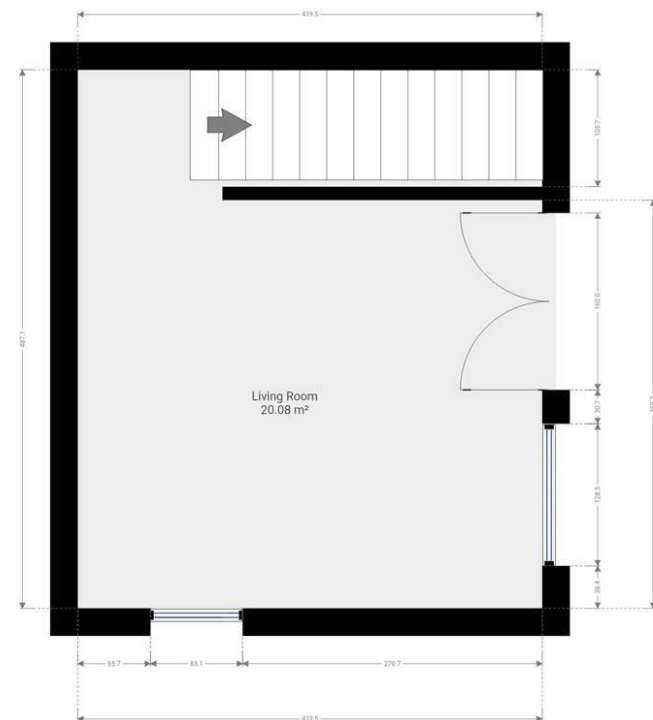
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Terms and conditions apply. Contact the office for more information.





Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



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Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m