



**Sunflower Close, Witham St. Hughs,
Lincoln**

01 959 8000


MARTIN&CO

Sunflower Close, Witham St. Hughs, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£1,050 PCM

Date Available: 2nd August 2024

Deposit: £1,211

Unfurnished

- 2023 Build
- Fitted Kitchen
- Downstairs Cloakroom
- Master Bedroom with Ensuite
- Enclosed Rear Garden
- Off Road Parking
- EPC - B
- Council Tax - To be allocated

Three bedroom semi-detached home built in 2023 within the popular village of Witham St Hughs. Internally comprising of an entrance with cloakroom, living room, fitted kitchen diner, three bedrooms, master with ensuite and a family bathroom. Enclosed rear garden and off road parking for two vehicles.



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Unfortunately we cannot accept pets or smokers on this property.

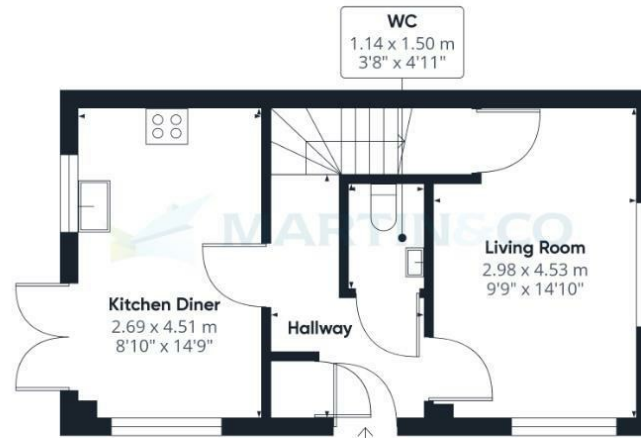
Length of tenancy - 12 months initial tenancy.

EPC Rating - B
 Council tax band - B - North Kesteven District Council
 Mobile (based on calls indoors) - EE, O2, Vodafone, Three
 Broadband (estimated speeds) - 24mbps (Standard), 1000 mbps (Ultrafast)
 Satellite & Cable TV Availability - BT + Sky

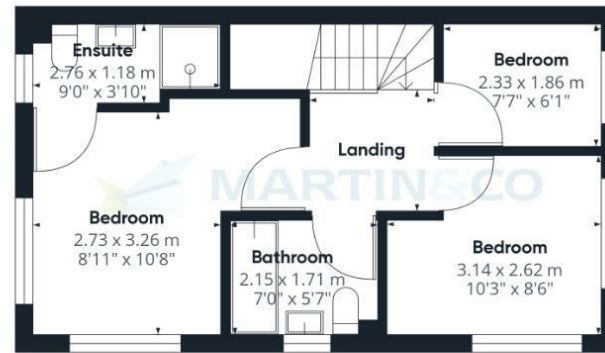


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	96
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
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Not environmentally friendly - higher CO ₂ emissions	
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Floor 0



Floor 1

Approximate total area⁽¹⁾
69.58 m²
748.91 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>

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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.