

Squirrel Chase, Witham St Hughs



Squirrel Chase, Witham St Hughs

House - End Terrace 2 Bedrooms, 2 Bathroom

£800 PCM

Date Available: 3rd November

2025

Deposit: £923

• 2 Bedrooms

- Large Fitted Kitchen / Dinner
- Allocated Parking for 2 Cars
- Enclosed Rear Garden
- Initial 12 months tenancy
- Council Tax A North Kesteven
- EPC C

2 Bedroom family home situated in the popular location of Witham st Hughes comprising of 2 bedrooms, Lounge, fitted kitchen, family bathroom and cloakroom, there is allocated parking for 2 x vehicles.







DESCRIPTION

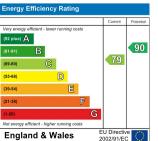
2 Bedroom Home in Witham St Hughs it is easily commutable for either Newark and Lincoln. Internally the home comprises: Entrance hall, downstairs cloakroom and downstairs kitchen with patio doors leading to the garden. In the dining room there is also a spacious storage area. 1st floor you have: Lounge with double doors and a bedroom/study. 2nd floor you have: Double bedroom with double built-in-wardrobes, a luxury bathroom with a shower bath and a further storage area. There is allocated parking for 2 x vehicles.

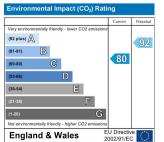
Initial 12 months tenancy Council Tax - A - North Kesteven EPC - C

Mobile (based on calls indoors) O2 EE Three Vodafone

Broadband (estimated speeds) Standard 7 mbps Superfast 80 mbps Ultrafast 1800 mbps

Satellite & Cable TV Availability BT Sky







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

01522 503727 http://www.martinco.com



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. 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.

