



**Hedge Lane, Witham St Hughs,
Lincoln**

£250 Per Month


MARTIN&CO

Hedge Lane, Witham St Hughs,
Lincoln

Apartment

2 Bedrooms, 2 Bathroom

£850 Per Month

Date Available: 1st October 2026

Deposit: £980

Unfurnished

- 2 x Bedrooms
- Easy Open Plan Living
- Popular Village Location
- Full Gas Central Heating
- Garden
- Garage
- Council Tax - A
- EPC - C

This 2 bedroom apartment with garden and garage is situated within the popular village of Witham St Hughs, conveniently located between Newark and Lincoln having fantastic access onto the A46 bypass. Immaculately presented throughout. Benefiting from full Gas Central Heating and parking.



FULL DESCRIPTION
This immaculate two-bedroom coach house in the popular village of Witham St Hughs offers a garden, garage, and parking, with excellent access to the A46 between Newark and Lincoln. The property features gas central heating, an entrance hall, spacious open-plan living area, fitted kitchen with integrated white goods and breakfast bar, two bedrooms, and a family bathroom with shower over the bath.

Mobile (based on calls indoors)
O2 EE Vodafone

Broadband (estimated speeds)
Standard 6 mbps
Superfast 71 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT Sky



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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: 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.