



7 Owl Close

Witham St. Hughs, Lincoln, LN6 9UD

£850 pcm

DRIVEWAY & SINGLE GARAGE.

A spacious modern apartment situated within the sought after village of Witham St. Hughs. The accommodation briefly comprises of an Entrance Hall, stairs rising to the Landing, Living/Dining Room with Juliette Balcony, fitted Kitchen, Two Bedrooms both with built-in wardrobes and a Bathroom. The property further benefits from an allocated parking space and single Garage.



LOCATION

Owl Close is situated within the popular village of Witham St. Hughs, located to the South West of Lincoln. The village offers an excellent range of amenities including a Co-op Food store, primary school, nursery, pharmacy, public house, takeaway outlets and a range of local shops. The property is conveniently positioned for access to the A46, providing links to Lincoln, Newark and the A1, making it well located for commuters. The surrounding area also offers a number of green spaces, children's play areas and countryside walks.

ACCOMMODATION

This well presented Apartment offers spacious and well planned accommodation throughout. The internal layout briefly comprises of an Entrance Hall with stairs rising to the Landing, a bright Living/Dining Room with Juliette Balcony, fitted Kitchen, Two Bedrooms both benefiting from built-in wardrobes and a Bathroom. An early viewing is recommended to appreciate the size and standard of accommodation on offer.

OUTSIDE

Outside there is an allocated parking space and a single garage.

RENT & DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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.

THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- First Floor Living Accommodation
- Open Plan Lounge and Dining Room
- Bathroom with Shower Overhead
- Driveway and Single Garage
- Popular Village Location
- Two Bedrooms
- EPC Energy Rating - C
- Council Tax Band - A (North Kesteven District Council)



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.