



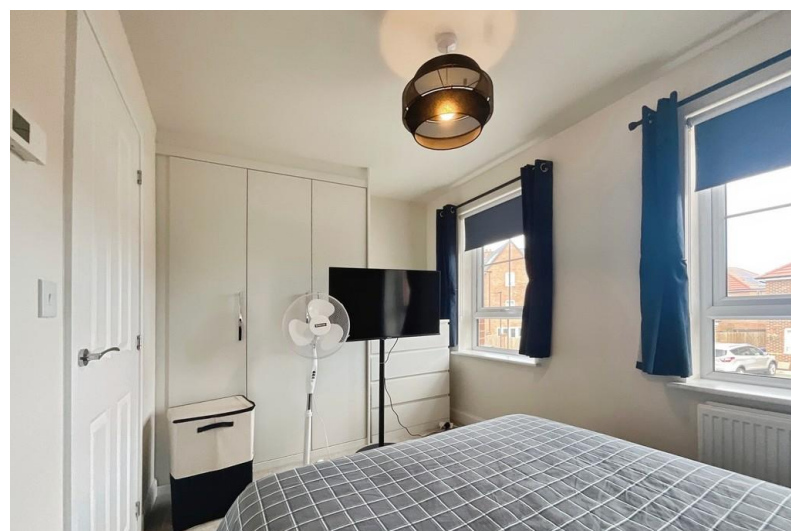
3 Petunia Way

Witham St. Hughs, LN6 6AT

£995 pcm

DRIVEWAY WITH ELECTRIC CAR CHARGING POINT

Briefly comprises an Entrance Hall, Downstairs WC and Open Plan Kitchen, Dining and Lounge Area with built-in storage and access to the rear garden. Stairs rise to the First Floor Landing providing access to Bedroom One with built-in wardrobes, Bedroom Two with built-in storage and the Family Bathroom with bath and shower over. The property also benefits from an enclosed rear garden and driveway parking.



LOCATION

Petunia Way is situated within the popular village development of Witham St Hughs, approximately eight miles south-west of Lincoln. The village benefits from a range of local facilities including a village shop, community centre, primary school and local amenities, with further shopping and leisure facilities available in nearby North Hykeham. Regular bus services provide access to Lincoln and surrounding areas, while the A46 is easily accessible, offering convenient road links to Newark, the A1 and the wider region.

ACCOMMODATION

An early viewing is highly recommended of this well presented Two Bedroom Home, offering modern and practical accommodation throughout. The internal accommodation comprises an Entrance Hall leading to a Downstairs WC and Open Plan Living, Dining and Kitchen Area, with access to the enclosed rear garden, built-in storage and stairs rising to the First Floor Landing. To the First Floor are Bedroom One with built-in wardrobes, Bedroom Two with built-in storage and the Family Bathroom with bath and shower over.

OUTSIDE

To the front of the property there is a driveway providing off-street parking together with an electric vehicle charging point. To the rear there is an enclosed garden with a small patio area directly adjoining the property.

RENT AND DEPOSIT

The asking Rent for the property is £995.00 per calendar month and the Tenancy Deposit is £1,145.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225.00.

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 2024 and affects existing and new tenants. 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>

- Two Double Bedrooms
- Built in Wardrobes to Bedroom One
- Built in Storage to Bedroom Two
- Bathroom with Shower Overhead
- Early Viewing Recommended
- Open Plan Lounge, Kitchen and Diner
- Driveway to the Front
- Enclosed Rear Garden and Patio
- EPC Energy Rating - B
- Council Tax Band - A (North Kesteven District Council)

