



**Tulip Road, Witham St Hughs,
Lincoln**

£1,200 Per Month


MARTIN&CO

Tulip Road, Witham St Hughs,
Lincoln

House - Semi-Detached
4 Bedrooms, 4 Bathroom

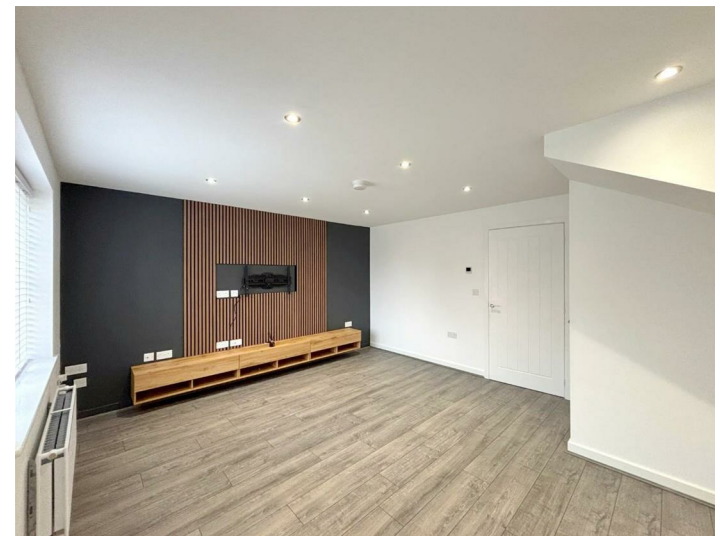
£1,300 Per Month

Date Available: 3rd August 2026
Deposit: £1,500

Unfurnished

- 2024 Build
- Three Storey Living
- Fitted Kitchen Diner
- Downstairs Cloakroom
- Two Ensuite Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- EPC Rating - B / Council Tax Band - C

Four bedroom semi-detached home built in 2024 within the popular village of Witham St Hughs. Internally comprising over three floors of a living room, cloakroom, fitted kitchen diner, four bedrooms, two with ensuite and a family bathroom. Enclosed rear garden and off road parking for multiple vehicles.



Four bedroom semi-detached home built in 2024 within the popular village of Witham St Hughs. Internally comprising over three floors of a living room, cloakroom, fitted kitchen diner, four bedrooms, two with ensuite and a family bathroom. Enclosed rear garden and off road parking for multiple vehicles.

Unfortunately we cannot accept smokers on this property.
Pets may be considered on a case by case basis.

Length of tenancy - 12 months initial tenancy with a long term tenancy preferred.

EPC Rating - B
Council Tax Band - C - North Kesteven

Living Room
13'4" x 15'1"
A comfortable and well proportioned reception room positioned to the front of the property, providing a versatile space for relaxing and entertaining.

Kitchen Diner
8'11" x 15'0"
A contemporary fitted kitchen and dining area offering an excellent open plan space for modern family living. The kitchen provides a good range of fitted units and work surfaces, while the dining area creates space for a family dining table. The layout also provides a sociable area for entertaining.

Cloakroom
4'0" x 5'4"
A useful downstairs cloakroom is conveniently positioned off the entrance hall and comprises a WC and wash hand basin.

First Floor Landing
The first floor landing provides access to three bedrooms, the family bathroom and stairs rising to the second floor.

Bedroom Two
9'1" x 10'7"
A well proportioned double bedroom positioned to the rear of the property and benefiting from an en suite shower room.

Ensuite
9'1" x 3'11"
Fitted with a shower cubicle, WC and wash hand basin.

Bedroom Three
10'0" x 8'5"
A further well sized bedroom, offering versatile accommodation suitable for a child, guest or home office.

Bedroom Four
7'6" x 6'2"
A useful fourth bedroom positioned to the front of the property. This room would also make an ideal nursery, study or dressing room depending on the tenant's requirements.

Family Bathroom
7'0" x 5'7"
A modern family bathroom comprising a bath, WC and wash hand basin.

Second Floor Landing
The second floor landing provides access to the master bedrooms and ensuite

Master Bedroom
11'5" x 11'4"
A particularly spacious bedroom occupying the second floor, offering a good degree of privacy away from the remaining bedrooms. The room provides ample space for a double bed and bedroom furniture and benefits from its own en-suite shower room.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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		
(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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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.