



£695 PCM

COUNCIL TAX BAND: A



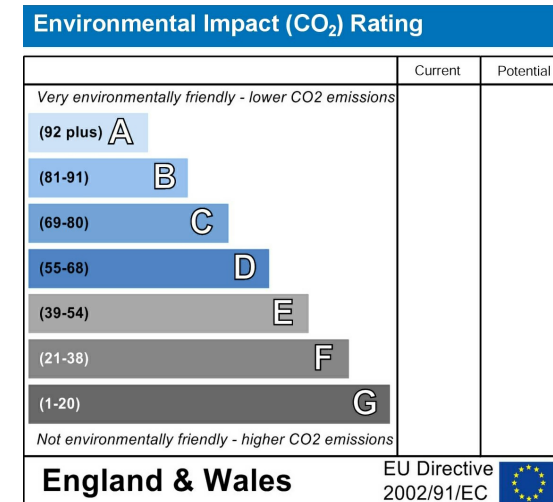
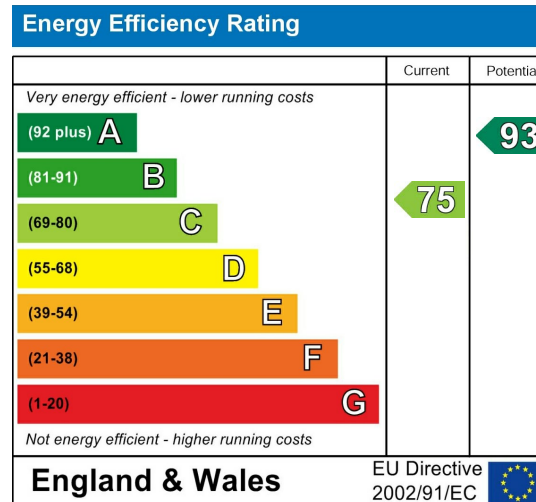
29 New Swan Close, Witham St. Hughs, Lincoln, LN6 9WJ



- Modern Open Plan Living Area
- Fully Fitted Kitchen with Washer Dryer, Fridge and Freezer
- Balcony With Views
- Allocated Parking Space
- Large Double Bedroom
- Maintained Communal Gardens
- PVCu Double Glazing
- Gas Central Heating
- Council Tax Band A

For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



Don't miss this contemporary one bedroom quarter house is located in the popular village of Witham St Hughs, located eight miles from Lincoln and with great transport links to Newark and beyond.

The modern property features an entrance hall, ground floor double bedroom with large integrated wardrobe, shower room with utility area, stairs to first floor and spacious open plan living area with fully fitted kitchen. One allocated parking space included. Gas central heating.

The living space also benefits from UPVC french doors leading to a spacious balcony and internal mezzanine floor.

Externally, one allocated parking space is included and the surrounding communal gardens are maintained by a landscape gardener.

Contact our friendly team at Cloud today to arrange your viewing:

Text - 07954 143739

Call - 01522 802020

Email - info@cloudlettings.co.uk

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

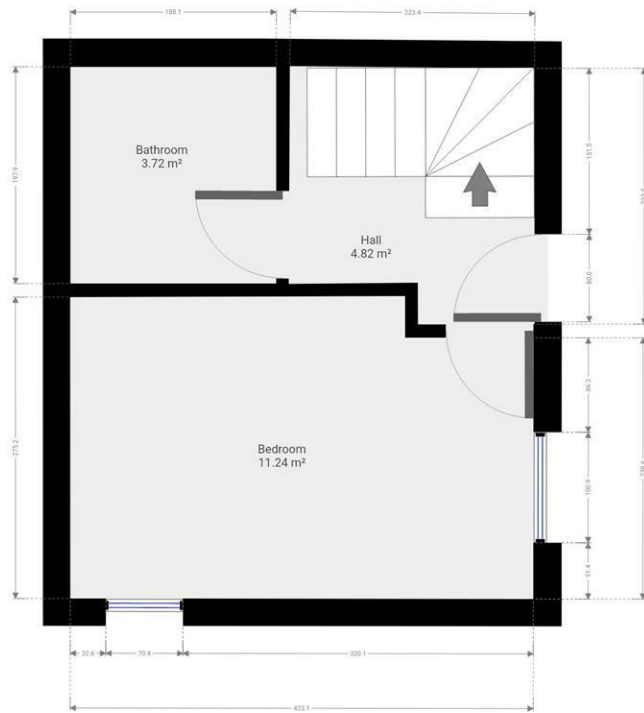
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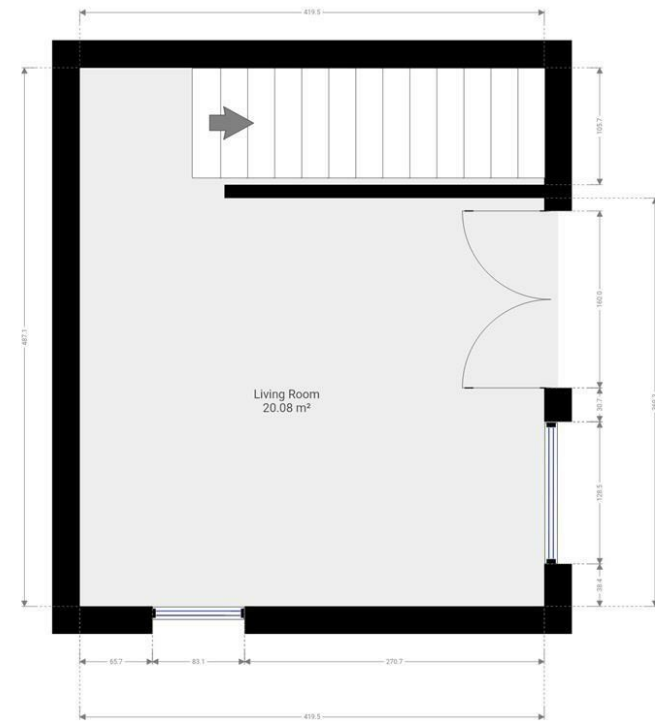
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Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

Limited mobile network coverage has been noted in the area, check with your mobile provider or Ofcom. Please see the brochure for further details



Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



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Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m