



£695 PCM

COUNCIL TAX BAND: A



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

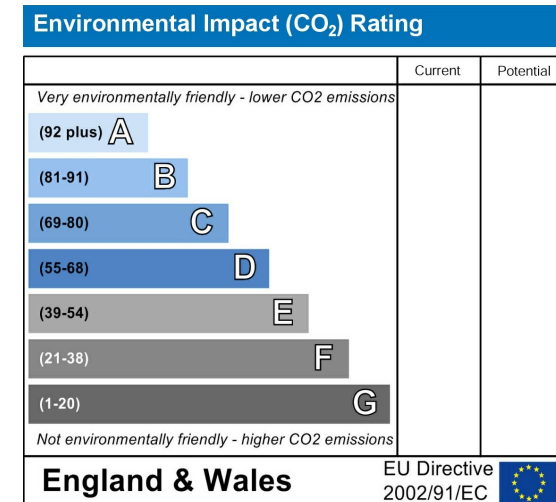
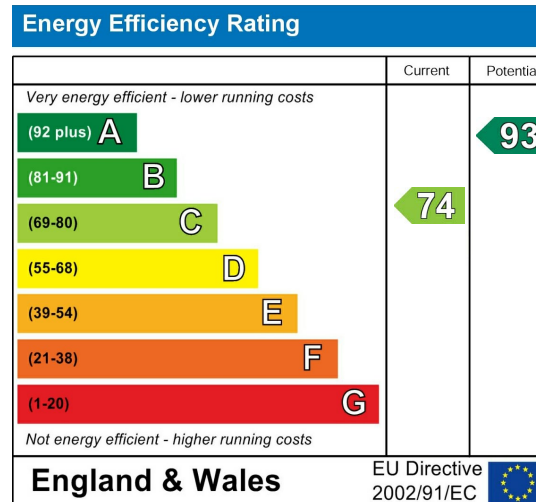


- Modern Open Plan Living Area
- Washer/Dryer, Fridge and Freezer
- Maintained Communal Gardens
- Gas Central Heating
- Fully Fitted Kitchen
- Allocated Parking Space
- PVCu Double Glazing
- Council Tax Band A

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>

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



The modern property features an entrance hall, ground floor double bedroom with large built in wardrobe, shower room with utility area, stairs to first floor and spacious open plan living area with fully fitted kitchen including an under counter fridge and freezer.

The living space also benefits from an internal mezzanine area.

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

Contact our friendly team at Cloud Lettings today to find out more about our pre-application process for this property.

Call - 01522 802020

email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

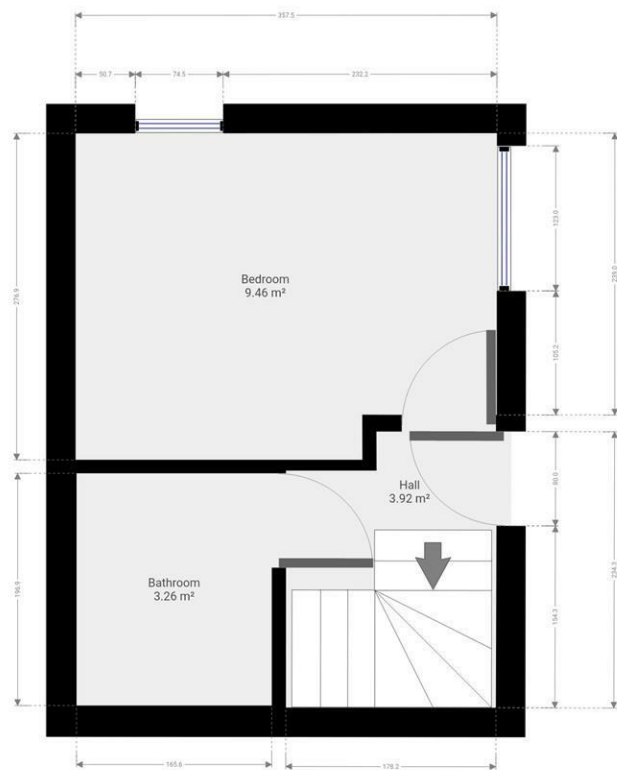
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For further details of all tenancy fees, please see our website.

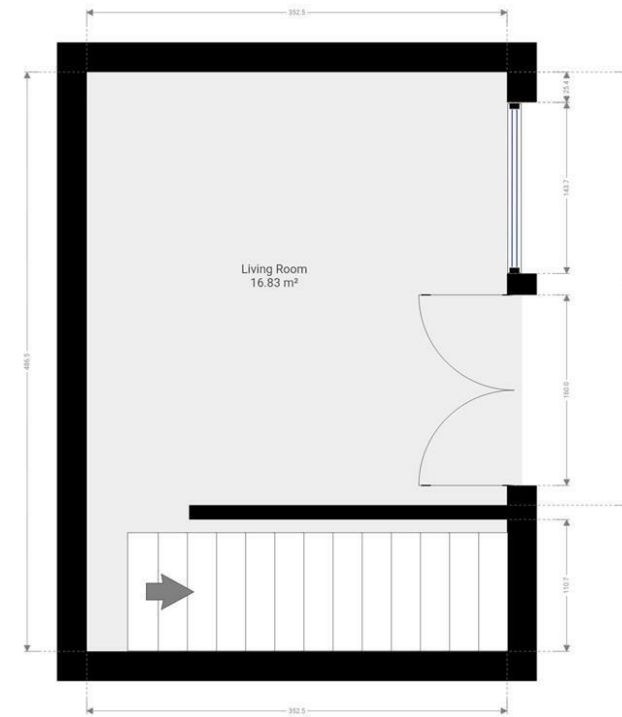
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website.

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