



## 24 Tall Pines Road

Witham St. Hughs, Lincoln, LN6 9RT



Book a Viewing!

**£119,950**

A well-presented Two Bedroom modern Ground Floor Apartment situated in a popular residential development in Witham St Hughs. The property has internal accommodation to comprise of a Hallway, Spacious Lounge/Diner, modern Kitchen, Two Double Bedrooms, Master En-suite Shower Room and a Family Bathroom. The property benefits from an allocated parking space. Viewing is highly recommended. The property is being sold with No Onward Chain.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — C.

**COUNCIL TAX BAND** — A.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Witham St Hughs is situated between Newark and Lincoln, both of which provide excellent shopping, bars, restaurants and leisure facilities. Local village primary schooling is available and secondary schooling is available in nearby North Hykeham. The village offers a local Co-op Store, village hall, takeaways, hairdresser, veterinary clinic and coffee bar. Lincoln, North Hykeham and Newark are easily accessible via the A46.



## LEASEHOLD INFORMATION

Length of Lease – 99 years - starting from Jan 2005  
 Annual Ground Rent - £125.00 per annum  
 Ground Rent Reviewed – Annually, January 1st  
 Annual Service Charge Amount - £1,768  
 Service Charge Reviewed – Annually in July

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

## ACCOMMODATION

### ENTRANCE HALL

With intercom entry system, airing cupboard housing gas fired central heating boiler, laminate flooring and radiator.

### LOUNGE/DINER

23' 5" x 9' 6" (7.15m x 2.90m) With three double glazed windows to the front and side aspects, laminate flooring and two radiators.

### KITCHEN

8' 9" x 7' 8" (2.67m x 2.35m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and gas hob, spaces for fridge freezer and washing machine, tiled splashbacks and spotlights.

### BEDROOM 1

10' 11" x 10' 11" (3.35m x 3.35m) With double glazed window to the side aspect, Hammonds fitted wardrobes, laminate flooring and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled splashbacks, spotlights, radiator and double glazed window to the rear aspect.

### BEDROOM 2

10' 9" x 7' 0" (3.30m x 2.14m) With double glazed window to the side aspect, laminate flooring and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, part tiled walls, spotlights and radiator.

### OUTSIDE

The property benefits from an allocated parking space.





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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

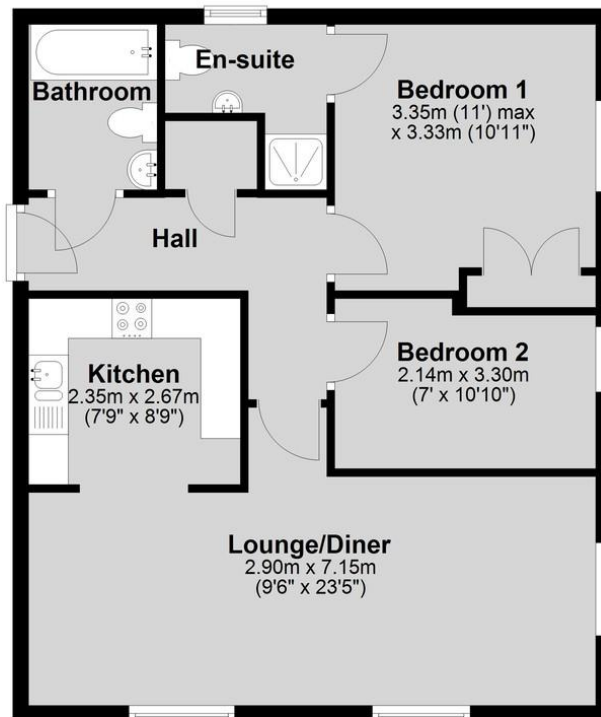
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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### Ground Floor

Approx. 61.3 sq. metres (660.2 sq. feet)



Total area: approx. 61.3 sq. metres (660.2 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS

**22 Queen Street**  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

