



Cheshire Lane, Witham St. Hughs, Lincoln

Asking Price £350,000


MARTIN & CO

Cheshire Lane, Witham St. Hughs,
Lincoln

Bungalow - Detached
3 Bedrooms, 2 Bathrooms

Asking Price £350,000

- Executive Detached Bungalow
- ECO Home
- Underfloor Air Source Heating
- Owned Solar Panels
- Double Garage and Driveway Parking
- 2018 Build
- Exclusive Woodland Development
- Tenure - Freehold
- Community Charge - £623.46PA
- EPC Rating - A / Council Tax Band - C

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	95	97	(81-91) B		
(81-91) B			(69-80) C		
(69-80) C			(56-68) D		
(56-68) D			(45-55) E		
(45-55) E			(31-44) F		
(31-44) F			(13-30) G		
(13-30) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Executive detached and ECO friendly bungalow positioned within an exclusive woodland development in the popular village of Witham St Hughs. Built in 2018, this A Rated property is finished and presented to a high standard throughout and in the agents opinion is an absolute must view. Comprising internally of an entrance hall with a dedicated boiler room, three bedrooms, master with ensuite, family bathroom, living room and a spacious kitchen diner. Externally boasting an enclosed landscaped garden, double garage and driveway parking for multiple vehicles.

Built by local builders M & D Homes, the property is within its NHBC warranty and offers underfloor and

individually controlled air source heating throughout, owned solar panels, direct water softening and high performance glazing.

There is a community charge payable of £623.46PA which is reviewed annually. This covers the green spaces including the woodland plus surfacing of the lane and private road.

Witham St Hughs benefits from a range of local amenities to include a Co-op store, Bar / Restaurant, Hairdressers, Takeaways, Schooling and a Village Hall. Well positioned just off the A46 to allow convenient access both to Lincoln or Newark.



Tenure: Freehold
EPC Rating - A
Council Tax Band - C

Entrance Hall

Composite entrance door, laminate wood flooring with a fitted mat well, pendant fittings and access to the loft.

Boiler room with lighting houses the air source system controls and cylinder with water softener, solar panels controls with meter and the mains consumer unit. Storage cupboard for coats with a hanging rail and lighting.

Bedroom

11'1" x 9'4"

PVC window to the side, carpet flooring and a light fitting.

Bedroom

14'2" x 11'1"

PVC window to the side, carpet flooring and a light fitting plus fitted sliding wardrobes.

Ensuite

9'11" x 4'10"

Concealed cistern WC, vanity sink and a double walk in shower cubicle with luxury rainfall head and a separate body sprayer attachment. Tiled flooring, spot lit ceiling and extractor, PVC rear window and a heated towel rail.

Bathroom

10'0" x 6'5"

Concealed cistern WC, vanity sink and a P shaped

bath with mains thermostatic shower over. Tiled flooring, spot lit ceiling and extractor, PVC rear window and a heated towel rail.

Bedroom

10'9" x 10'0"

Currently being utilised as a separate dining area. PVC window to the rear, carpet flooring and a light fitting.

Living Room

16'2" x 12'9"

PVC French doors and side panels to the rear aspect, carpet flooring and two light fittings.

Kitchen Diner

28'2" x 11'1" (max measurements).

Base and eye level units with square edge work surfaces and matching up stands plus an inset composite sink and drainer. Fully fitted with a range of appliances to include a an oven, microwave and warming drawer, hob with extractor over, fridge freezer, dishwasher and a washing machine. Laminate wood flooring, ceiling and feature wall unit lighting, PVC window to the front with French doors to the side leading out to the garden.

Double Garage

18'7" x 15'9"

Electric roller door to the front with a personnel side door, separately fused for light and power. Pull down ladder gives access to the pitched storage space above.

Outside

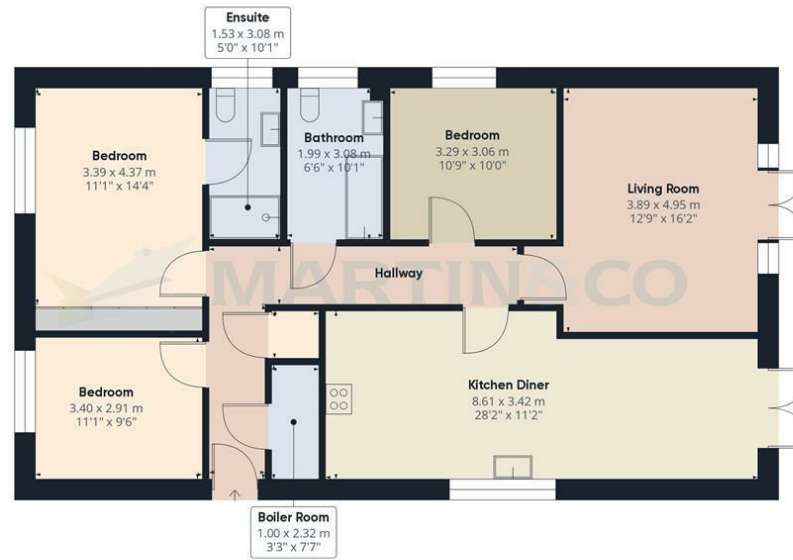
The property is accessed via a shared private road leading to two properties with woodland adjacent. To the front, this property offers a block paved driveway suitable for multiple vehicles to park off road, lighting, power and water supply.

The property further boasts a fully enclosed and landscaped garden with an Indian sandstone patio and pathways, artificial lawn with gravel and slate borders plus lighting and power. Gated access to the driveway.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 124.94 m²
 1344.84 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

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.