



Tall Pines Road, Witham St. Hughs, Lincoln

Offers In Excess Of £200,000

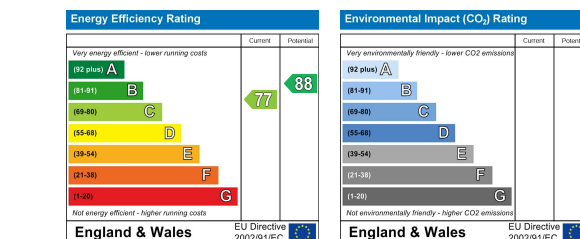

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Tall Pines Road, Witham St.
Hughs, Lincoln

House - End Terrace
3 Bedrooms, 2 Bathrooms

Offers In Excess Of £200,000

- Three Storey Home
- Modern Fitted Kitchen
- Family Bathroom and Ensuite
- Landscaped South Facing Rear Garden
- Allocated Parking
- Village Location
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - B



Three bedroom, three storey town house situated within the popular village of Witham St Hughs. This family home would make for an ideal first time purchase or those looking to upsize to a more spacious property with flexible living. Comprising internally of entrance hall with cloakroom, fitted kitchen, lounge diner, three bedrooms with an ensuite to the primary bedroom and a family bathroom. Externally there is a summerhouse within the South facing rear garden and allocated parking. Viewings would be recommended and are by appointment only.

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 City or Newark Town.

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Entrance Hall
Composite entrance door, vinyl flooring, pendant fitting, radiator and Nest thermostatic control. Stairs rising to the first floor.

Cloakroom
6'2" x 2'11"
Low level WC, pedestal wash basin, vinyl flooring, PVC window to the front aspect, light fitting, radiator and the mains consumer unit.



Kitchen 10'11" x 6'3"

Base and eye level high gloss units with a laminated work surface, inset ceramic sink and drainer with a tiled splash back. Fitted electric oven and hob with extractor over, space and plumbing for both a washing machine and dishwasher plus further space for a freestanding fridge freezer. Spot lit ceiling, vinyl flooring and a PVC window to the front.

Lounge Diner 15'10" x 13'3" (max measurements).

PVC French doors and side panels to the rear aspect, carpet flooring, pendant fittings, two radiators and an understairs storage cupboard.

Stairs / Landing Carpet flooring, radiator and a pendant fitting.

Bedroom 13'3" x 11'5" (max measurements).

PVC windows to the rear aspect, carpet flooring, pendant fitting and a radiator.

Bathroom 6'11" x 6'3"

Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with a shower head and hose attachment. Vinyl flooring, radiator, light fitting and an extractor.

Bedroom 13'3" x 8'2" (max measurements).

PVC windows to the front aspect, carpet flooring, pendant fitting and a radiator.

Stairs / Landing Carpet flooring, velux window to the rear, pendant fitting and a storage cupboard giving access to the eaves and Ideal combination boiler.

Bedroom 11'10" x 9'7"

PVC window to the front aspect, carpet flooring, radiator, pendant fitting, built in wardrobes and access to the loft.

Ensuite 8'5" x 4'11" (max measurements).

Concealed cistern WC, pedestal wash basin and a mains fed thermostatic shower cubicle with rainfall overhead and separate body sprayer attachment. Vinyl flooring, Velux window to the rear aspect, spot lit ceiling, heated towel rail and an extractor.

Outside

To the front is a low maintenance gravelled garden, perfect for potted plants to add a splash of colour, external lighting and a rain canopy. Allocated parking is located to the rear of the property

accessed through the neighbouring underpass. The landscaped rear garden faces to the South with a covering tiled roof over the patio for shade, decorative stonework and gravelled borders. External lighting, water supply and power with gated access to the side. To the foot of the garden is a summerhouse with light and power plus rear access out to the communal carpark.

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.







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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.