



**Squirrel Chase, Witham St. Hughs,
Lincoln**

0165 000



Squirrel Chase, Witham St.

- Popular Location
- Three storey living
- Allocated parking for two vehicles
- First floor living room
- Sizeable kitchen dining area
- In good condition throughout
- Village Location
- Tenure - Freehold
- EPC Rating - C
- Council Tax - Band A

Nestled in the charming village of Witham St. Hughs, this delightful townhouse offers a perfect blend of modern living and community spirit. Spanning three storeys, the property boasts a well-thought-out layout that maximises space and comfort. With two generously sized bedrooms, it is ideal for small families, couples, or even those seeking a peaceful retreat.

The location is particularly appealing, as Witham St. Hughs is known for its friendly atmosphere and convenient amenities. Residents will appreciate the excellent transport links to both Newark and Lincoln, making commuting a breeze. Whether you are heading to work or exploring the local area, you will find that everything you need is within easy reach.

This townhouse also features allocated parking for two vehicles, a valuable asset in this popular village setting. The property is designed to cater to modern lifestyles, providing a

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		76
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Approximate total area^m
68.4 m²
736 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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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.

