



Tall Pines Road, Witham St. Hughs, Lincoln

Asking Price £330,000


MARTIN&CO

Tall Pines Road, Witham St.
Hughs, Lincoln

House - Detached

4 Bedrooms, 3 Bathrooms

Asking Price £330,000

- Detached Property
- Garage and Driveway
- Popular Village Location
- Two Reception Rooms
- Large Kitchen Diner
- Council Tax Band - D / EPC Rating - C
- Tenure - Freehold



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(8-10) A		
(81-91) B			(11-15) B		
(69-80) C			(16-20) C		
(55-68) D			(21-25) D		
(39-54) E			(26-30) E		
(21-38) F			(31-35) F		
(1-20) G			(36-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Four bedroom detached house positioned within the popular village of Witham St Hughs. Comprising internally of an entrance hall, fitted kitchen/diner, two reception rooms, four bedrooms master with en suite, bathroom and garage with driveway.

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.

EPC Rating - C
Council Tax Band - D
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Entrance Hall
6'7" x 6'11"

Composite front door, tiled flooring, light fitting, radiator, consumer unit and Drayton thermostatic control. Stairs rising to the first floor.

Cloakroom
6'8" x 2'9"

Low level WC, wash basin with vanity storage, PVC window front window, vinyl flooring, radiator and light fitting.

Lounge
19'11" x 11'1"

Carpet flooring, two light fittings, electric fire with surround and two radiators, PVC side and front windows.



Kitchen/Diner
20'1" x 12'4"

Base and eye level units with laminated work surfaces, tiled splash backs, Leisure 5 ring cooker and extractor over, space for double fridge/freezer and dishwasher, island/breakfast bar with inset twin circular composite sinks, PVC front window, vinyl flooring and ceiling lighting. French doors leading to family room.

Utility Room
6'2" x 5'7"

Base and eye level units with laminate work surfaces, tiled splash back and an inset stainless steel sink and drainer. Space and plumbing for a washing machine, tumble dryer, vinyl flooring, light fitting, radiator, and a composite door to rear garden, under stairs storage cupboard.

Family room
17'10" x 11'3"

PVC French doors to the rear leading out to the garden, vinyl flooring with under floor heating, heatmiser controls, ceiling lighting and electric fire.

Stairs/Landing

Carpet flooring, pendant fitting and a radiator, loft access with partial boarding and an airing cupboard housing the ideal combination gas boiler and PVC window to side.

Bathroom
5'8" x 7'2"

PVC side window Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Vinyl flooring, radiator, light fitting, shaver socket and extractor.

Bedroom
12'2" x 11'7"

Dual PVC window to the front and side, radiator, carpet flooring, pendant fitting, dual Storage cupboards and an electric fire

Ensuite
12'2" x 11'7"

PVC window side, Low level WC, wash basin with vanity storage and a single cubicle housing the mains thermostatic shower. vinyl flooring, chrome radiator, ceiling lighting shaver socket and extractor

Bedroom
11'2" x 11'4"

Dual PVC front and side facing window, carpet flooring, built in double storage cupboard, pendant fitting and a radiator.

Bedroom
8'2" x 8'8"

PVC front window, carpet flooring, light fitting, radiator and built in storage cupboard.

Bedroom
8'7" x 8'1"

PVC side window, carpet flooring, pendant fitting and a radiator.

Outside Space

The front/ side offers a low maintenance garden with a path leading to front door, block driveway for 2 vehicles and gravel borders, Water supply and lighting. To the rear is an enclosed garden with part lawn and patio area, existing planted borders, gated access leads to the side. Outside lighting and shed.

Garage

Up and Over doors front, PVC side window and

Housing light and power, separately fused consumer unit with storage available to the pitch of the roof.

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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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.