



## 30 Warren Lane

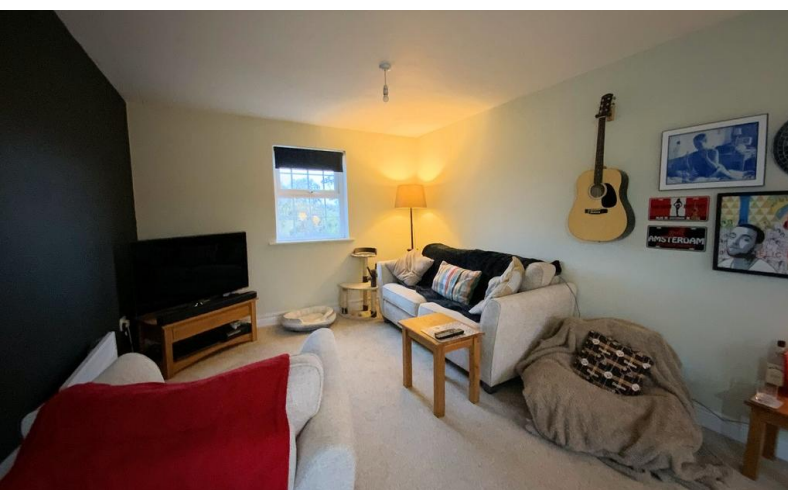
Witham St. Hughs, Lincoln, LN6 9US



Book a Viewing!

**£120,000**

A two bedroomed third floor apartment situated in this popular residential development in Witham St Hughs. The property has internal accommodation to comprise of an Inner Hallway, Living Kitchen Area, two Bedrooms and a Bathroom. The property benefits from two allocated parking spaces. Viewing of the property is highly recommended. The property is being sold with No Onward Chain.



## Warren Lane, Witham St. Hughs, Lincoln, LN6 9US

### SERVICES

Mains electricity, water and drainage. Electric Heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – A

**LOCAL AUTHORITY** - North Kesteven District Council

**TENURE** - Leasehold.

Length of Lease - TBC

Annual Ground Rent - £TBC

Annual Service Charge Amount - £TBC

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

**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.

### COMMUNAL ENTRANCE

Leading into a private entrance hallway.

### INNER HALLWAY

With wooden laminate flooring, electric heater and doors to two bedrooms, bathroom and living kitchen area.

### BATHROOM

6' 5" x 5' 7" (1.98m x 1.72m) With suite to comprise of bath with electric shower over, WC and wash hand basin, chrome towel radiator, partly tiled walls and extractor fan.



### BEDROOM 1

12' 8" x 9' 4" (3.88m x 2.87m) With UPVC window, electric heater and fitted double wardrobe.

### BEDROOM 2

12' 8" x 7' 6" (3.88m x 2.29m) With UPVC window, electric heater and fitted wardrobe.

### LIVING KITCHEN AREA

20' 0" x 10' 8" (6.12m x 3.27m)

Living/Dining Area - With window to the front aspect, electric heater and double doors to the Balcony.

Kitchen Area - Fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer, integral electric oven, four ring electric hob, extractor fan, integral fridge freezer, dishwasher, washing machine and wall mounted cupboards with complementary tiling below.

### OUTSIDE

There are two allocated parking spaces.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### 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 – HOW WE MAY REFER YOU TO

Sills & Betheridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilsen 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. Water 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 HomeBuyer 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. These 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 57.0 sq. metres (614.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

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



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