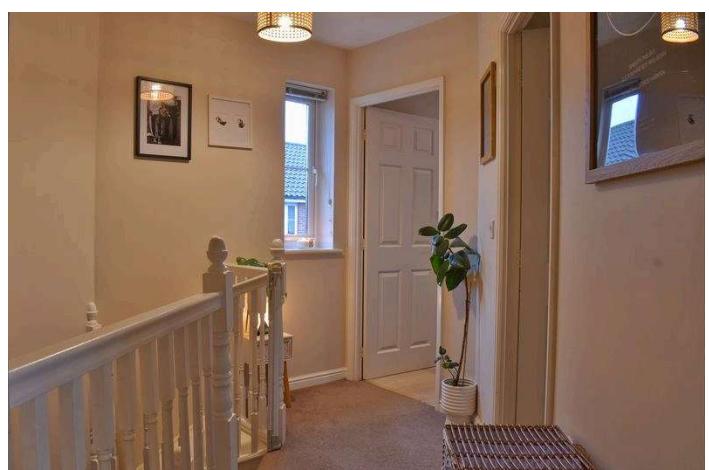


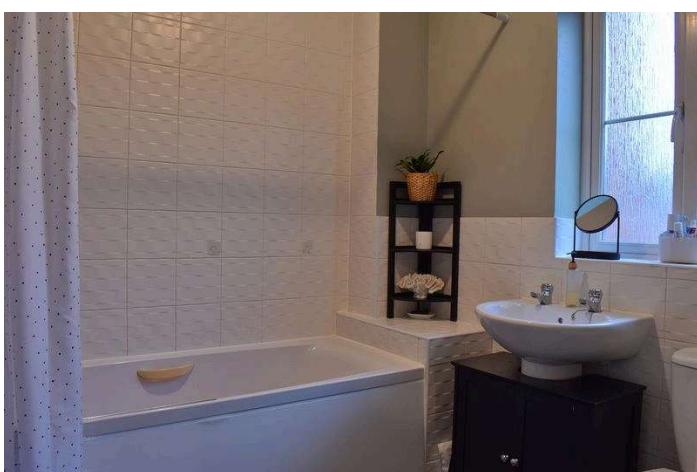
## Tall Pines Road, Witham St Hughs

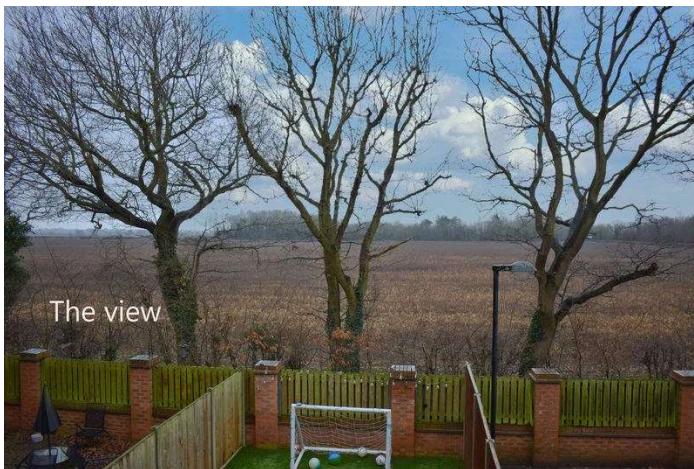


**GUIDE PRICE £200,000 to £210,000.** An immaculately presented three bedroom terrace home situated in a popular residential development. In addition to the three bedrooms, the property has a spacious lounge/diner, a well appointed breakfast kitchen, cloakroom and first floor bathroom. There is a single garage and an enclosed garden to the rear with delightful open aspect views. The property is double glazed and has gas central heating. Early viewing is essential.

**Guide Price £200,000 to £210,000**







## Situation and Amenities

Witham St Hughs is a sought after village well positioned just off the A46 situated between Newark and Lincoln, both of which provide excellent shopping, bars, restaurants and leisure facilities. There is also easy access to the A1 and trains from North Hykeham station. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. The village itself offers a range of local amenities including a Co-op foodstore, Village Hall, various takeaways, Veterinary clinic and coffee bar. The village also benefits from a well regarded primary school. with secondary schooling available in nearby North Hykeham.

## Accommodation

Upon entering the front door, this leads into:

### Entrance Hallway

The entrance hallway has a window to the front elevation and the staircase rising to the first floor. The hallway has a ceiling light point and a radiator, and provides access to the lounge/diner, the breakfast kitchen and cloakroom.

### Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a pedestal wash hand basin and WC. The room has a ceiling light point and a radiator.

### Breakfast Kitchen 10' 4" x 9' 2" (3.15m x 2.79m)

The breakfast kitchen has a window to the rear elevation overlooking the garden, and is fitted with an excellent range of contemporary base and wall units, will roll top work surfaces and tiled splash backs. There is a stainless steel sink, and integrated appliances include an oven with gas hob and extractor hood above. In addition there is space and plumbing for a washing machine and tumble dryer, and further space for a vertical fridge/freezer. The room is of sufficient size to accommodate a small dining table and has wood laminate flooring, a ceiling light point and a radiator.

### Lounge/Diner 18' 8" x 17' 9" (5.69m x 5.41m) (at widest points)

This fabulous, uniquely shaped room has two windows to the front elevation, one of which is a bay, and windows and glazed patio doors to the rear providing access out to the garden. Accessed from the lounge/diner and sited beneath the staircase is a useful storage cupboard. This large reception room is of sufficient size to accommodate both lounge and dining room furniture, and has two ceiling light points and two radiators.

### First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the front elevation and doors into all three bedrooms and the bathroom. The airing cupboard housing the central heating boiler is located here. The landing has a ceiling light point and also provides access to the loft space.

### Bedroom One 15' 7" x 10' 0" (4.75m x 3.05m) (at widest points)

A large, uniquely shaped double bedroom with a window to the rear elevation overlooking the garden and open countryside. The bedroom has two fitted wardrobes, one double and one single. There is also a ceiling light point and a radiator.

### Bedroom Two 10' 9" x 10' 0" (3.27m x 3.05m)

A double bedroom having a window to the rear elevation overlooking the garden and open aspect view beyond, a ceiling light point and a radiator.

### Bedroom Three 10' 5" x 6' 5" (3.17m x 1.95m)

A single bedroom with a window to the front elevation, a ceiling light point and a radiator.

### Bathroom 6' 9" x 6' 9" (2.06m x 2.06m)

The bathroom has an opaque window to the front elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom is complemented with part ceramic wall tiling. In addition there is a ceiling light point, an extractor fan, a shaver socket and heated towel rail.

## Outside

To the front of the property is a small lawned garden, adjacent to which is a footpath leading to the front door. To the side of the property is the garage.

### **Garage 17' 8" x 8' 3" (5.38m x 2.51m)**

The garage has an up and over door to the front elevation and a personnel door to the rear. The garage is equipped with both power and lighting.

### **Rear Garden**

The rear garden is fully enclosed and comprises an artificial lawn, next to this is a sizeable decked area ideal for outdoor seating and entertaining. A personnel door leads into the garage.

### **Council Tax**

The property is in Band B.

**VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

**THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

**Local Authority**

North Kesteven District Council, Lincs, 01529 414155

**Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

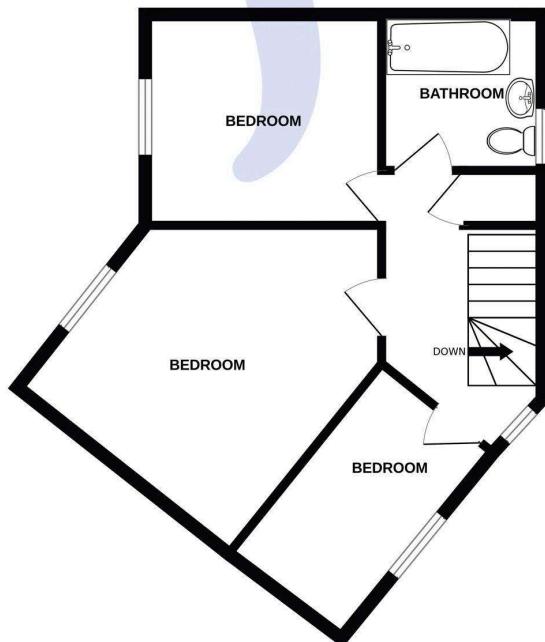
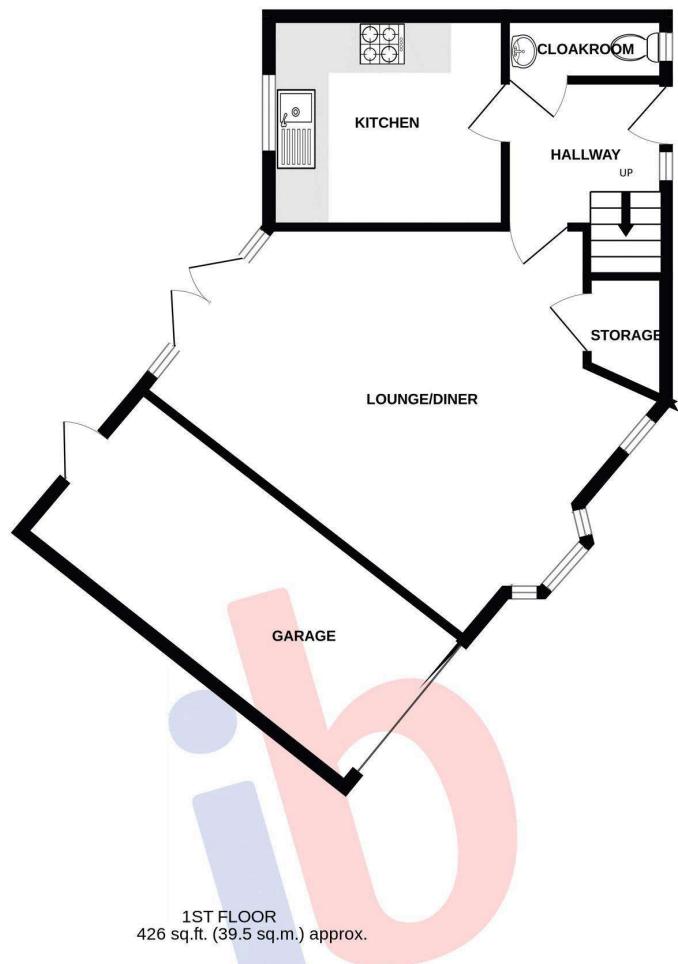
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

**Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007616 31 January 2026



GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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