

Squirrel Chase, Witham St. Hughs, Lincoln

Offers In Excess Of £165,000


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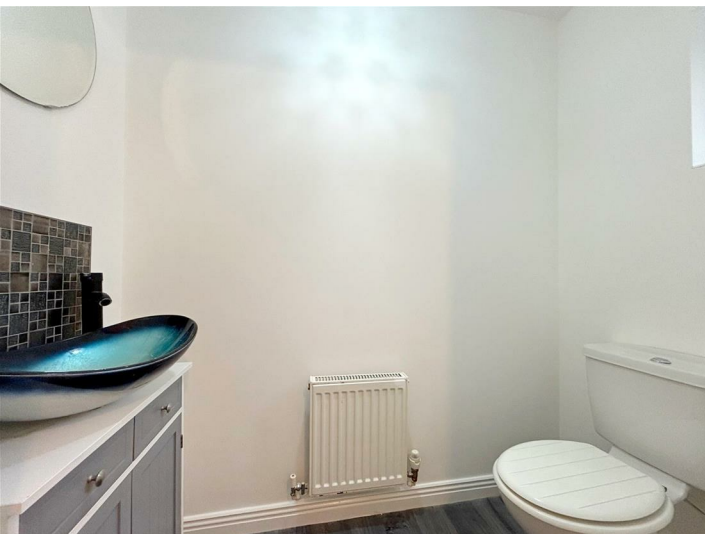
Squirrel Chase, Witham St. Hughs, Lincoln

House - Townhouse

2 Bedrooms, 1 Bathroom

Offers In Excess Of £165,000

- 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



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

Summary (Paragraph)

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, this property comprises internally of an entrance hall with cloakroom, kitchen diner, two bedrooms, living room and a family bathroom. Externally offering an enclosed rear garden and allocated parking for two vehicles.

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.

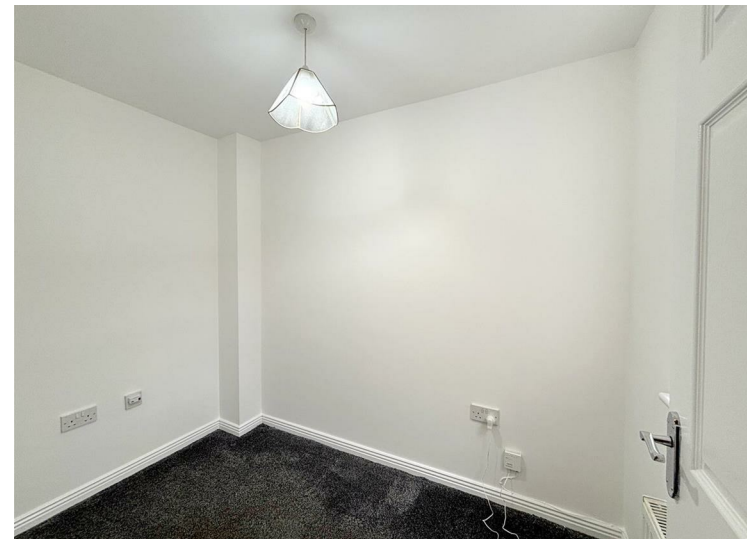
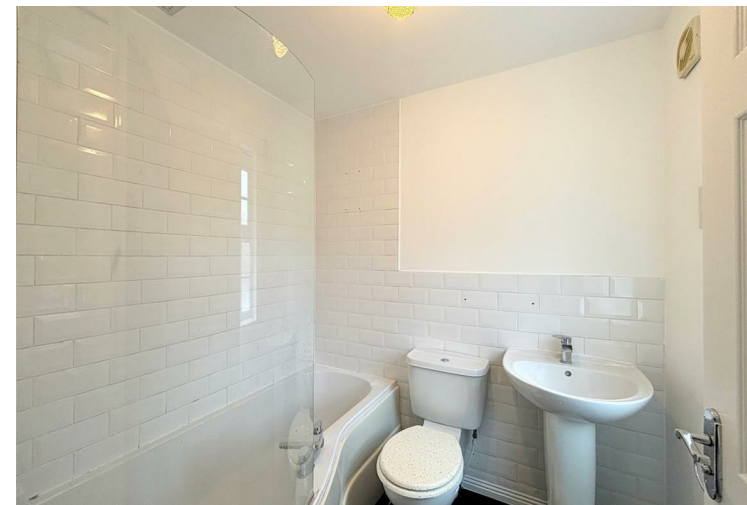
The agent hasn't been notified of any issues with potential impact on the property. The agent has not seen sight of the title registration so the title is assumed as freehold only. We recommend buyers to seek legal advice and to carry out their own due diligence on this matter.

EPC Rating - C

Council Tax Band - A

Entrance Hall

Composite front door leading into hallway, vinyl flooring and a radiator, doors to gain access into both



the cloakroom and kitchen, pendant light fitting and carpeted stairs leading up to the first floor.

Cloakroom
3'1" x 4'9"

Low level toilet, freestanding pedestal sink in a vanity unit, radiator, PVC window to front aspect, vinyl flooring and a pendant light fitting.

Kitchen/Dining Area
12'11" x 12'3"

A range of eye level and base units, double rolled edged worktops with tile splashbacks and inset sink with drainer, room and plumbing for both washer and dishwasher. Integrated oven, four burner gas hob, extractor fan, Ideal combi boiler housed. Two light fittings, tiled floor, PVC French doors leading out to the garden.

First Floor Landing

Enabling access to both the second bedroom and the living room. PVC window to the front aspect, radiator and a pendant light fitting, carpeted floors and stairs leading to the third floor.

Second Bedroom
5'7" x 8'5"

A PVC window to the front aspect, radiator and pendant light fitting.

Living Room
13'9" x 12'10"

PVC French doors to rear aspect overlooking garden, plumbing for radiator, single light fitting and carpeted floors.

Second Floor Landing

PVC window to the front aspect and access to both the main bedroom and bathroom, carpeted floors, radiator and a pendant light fitting.

Bathroom
6'6" x 5'6"

Three piece suite comprising of a P shaped bath with overhead thermostatic shower, low level toilet and hand basin, radiator, tiled floor and a PVC window to the front aspect.

Main Bedroom
13'9" x 12'10"

PVC window to the rear aspect, fitted wardrobes, access to loft via a hatch which is boarded throughout and also has light and electric, carpeted flooring and a pendant light fitting.

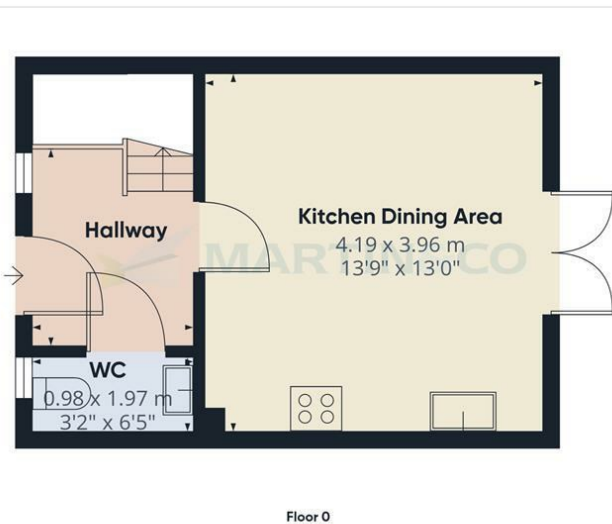
Outside

Private garden mainly paved with an edged lawn area, room for a shed and access through a gate to the allocated parking for two vehicles.

Fixtures and 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.





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.

