



Thyme Walk, Witham St. Hughs, Lincoln

Asking Price £235,000


MARTIN&CO



Thyme Walk, Witham St. Hughs,
Lincoln

House - Townhouse

4 Bedrooms, 2 Bathrooms

Asking Price £235,000

- Three/Four Bedroom Town House
- Landscaped Rear Garden
- Single Garage with Parking
- Three Storey Home
- End of Terrace
- Desirable Position
- Village Location
- Tenure - Freehold
- EPC Rating - C
- Council Tax Band - C



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	
					

Three/four bedroom end-terraced town house nestled away within a desirable position in the popular village of Witham St Hughs. Comprising internally of an entrance with bedroom/study, utility cloakroom and a living room, open plan kitchen diner, bedroom and cloakroom with two further bedrooms, primary with ensuite and a family bathroom. Externally offering driveway parking, single garage and a landscaped rear garden.

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.

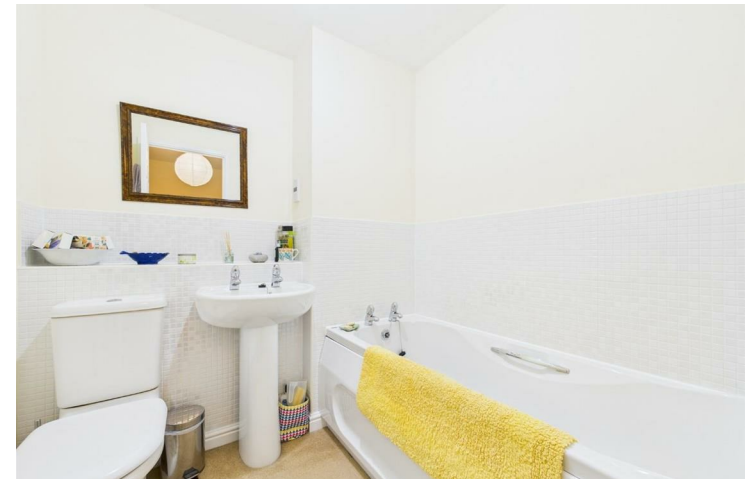
EPC Rating - C
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Entrance Hall

Aluminium clad front door with laminate wood effect flooring, pendant light fitting, radiator and the alarm control panel. Stairs rising to the first floor with storage below plus a Danfoss heating control.

Living Room

UPVC window and patio doors leading to the rear garden, wood effect laminate flooring, pendant light fitting, radiator plus an electric feature fire with hearth and surround.



Utility / WC

Low level WC, space and plumbing for a washing machine, base level units with stainless steel sink fitted in laminate worktop, radiator, wood effect laminate flooring, light and extractor.

Bedroom/Study

UPVC window to the front, pendant light fitting, carpet flooring and a radiator.

Stairs/Landing

Pendant light fitting, carpet flooring and a radiator.

Kitchen Diner

Base and eye level units with laminated worksurfaces incorporating a breakfast bar, tiled splash backs and an inset stainless steel sink and drainer. Fitted electric oven with gas hob and extractor over, space and plumbing for a dishwasher plus further space for a freestanding fridge freezer and an undercounter appliance. Vinyl flooring, two pendant light fittings, housed Ideal boiler, two UPVC windows to the rear and two radiators.

Bedroom

UPVC window to the front, pendant light fitting, carpet flooring and a radiator.

WC

Low level WC, pedestal wash basin, UPVC window to the front, carpet flooring, radiator and a pendant fitting.

Stairs/Landing

Carpet flooring, pendant light fitting, radiator and access to the loft.

Bedroom

Two UPVC windows to the rear, pendant light fitting, carpet flooring, two radiators and a built in wardrobe.

Ensuite

Low level WC, pedestal wash basin and a cubicle housing the mains thermostatic shower. Radiator, vinyl flooring, light and extractor.

Bedroom

UPVC window to the front, pendant light fitting, carpet flooring, radiator and built in storage.

Bathroom

Low level WC, pedestal wash basin and a panel bath. Carpet flooring, radiator, light and extractor.

Garage

Up and over door, power and lighting. Parking available in front of the garage for two vehicles.

Outside

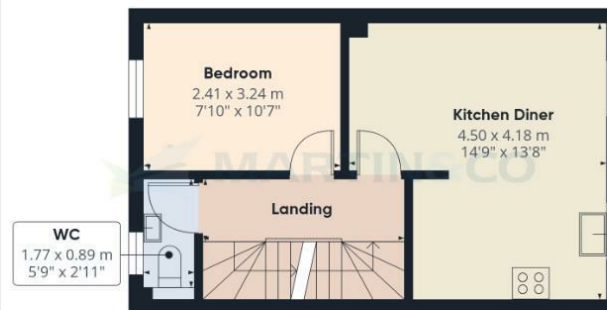
Landscaped garden to the rear being laid to lawn with gravel, mature shrubs and trees plus gated access to the parking and garage.

Fixtures & Fittings.

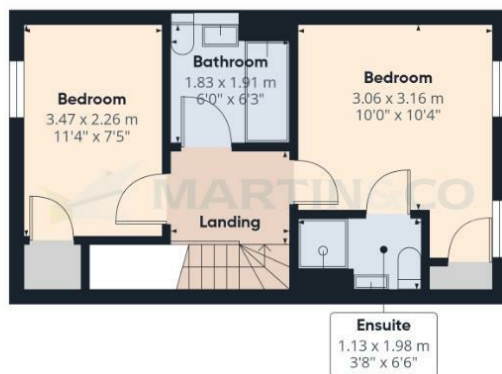
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these 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.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

105.1 m²

1131 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.