

**FOR SALE**



**Tall Pines Road, Witham St Hughs, Lincoln**  
**Asking Price Of £245,000**

**MARTIN&CO**



## Tall Pines Road, Witham St Hughs, Lincoln

3 Bedrooms, 2 Bathroom

Asking Price Of £245,000

- Detached Garage
- NO ONWARD CHAIN
- 17 foot Lounge & Kitchen Diner
- Full Gas Central Heating

**DESCRIPTION** This modern and well presented Detached 3 bedroom home is OFFERED FOR SALE WITH NO ONWARD CHAIN and boasts spacious living accommodation. Comprising; entrance hall, lounge, kitchen/diner, WC and under stairs storage cupboard. Upstairs there are 3 x bedrooms with the master having an en-suite shower room and a further family bathroom. Outside you will find a good sized enclosed rear garden with gated access to both the side of the property and the garage and parking. To the front of the property there is also an allocated parking space.



**ENTRANCE HALL** 11' 0" x 4' 1" (3.37m x 1.26m) PVC double glazed entrance door, ceramic tiled flooring, a radiator, smoke alarm, central heating thermostat, alarm control panel and an under stairs storage cupboard.

**CLOAKROOM** Low level WC, white pedestal hand wash basin, pendant lighting, ceramic tiled flooring, extractor fan, a radiator, and the consumer unit.

**LOUNGE** 17' 10" x 10' 10" (5.44m x 3.3m) PVC French doors at the rear aspect giving access into the rear garden, white uPVC double glazed window to the front aspect, carpet flooring, two wall mounted radiators, two pendant light fittings, television and telephone points.

**KITCHEN/DINER** 17' 10" x 9' 10" (5.44m x 3m) PVC double glazed windows to the front aspect and PVC French doors at the rear aspect which lead into the rear garden. An obscure circular shape 1 and a half bowl stainless steel sink and drainer unit with mixer tap, inset to roll edge laminated wood effect work surfaces with a range of matching cream cupboards and drawers both at base and eye level. Complementary ceramic tile splash backs, inset Bosch gas hob and electric oven with extractor hood over, Integrated Bosch washing machine and dishwasher, space for fridge freezer, built in storage cupboard, wood effect laminate flooring and a wall mounted radiator.

**MASTER BEDROOM** 11' 1" x 11' 1" (3.4m x 3.4m) PVC double glazed window to the rear aspect, carpet flooring, light fitting, built in wardrobes, television point and a radiator.

**ENSUITE** 8' 1" x 6' 4" (2.47m x 1.94m) PVC double glazed frosted glass window, ceramic tiles flooring, large shower enclosure with glass screen, low level

W.C. Pedestal wash basin, a radiator and an extractor fan to the ceiling.

**BEDROOM** 10' 5" x 10' 2" (3.18m x 3.1m) PVC window to the rear aspect, carpet flooring, light fitting, and a radiator.

**BEDROOM** 3 12' 2" x 7' 4" (3.71m x 2.24m) PVC window to the rear aspect, carpet flooring, light fitting, a radiator, built in storage cupboard housing the recently installed BOSCH boiler.

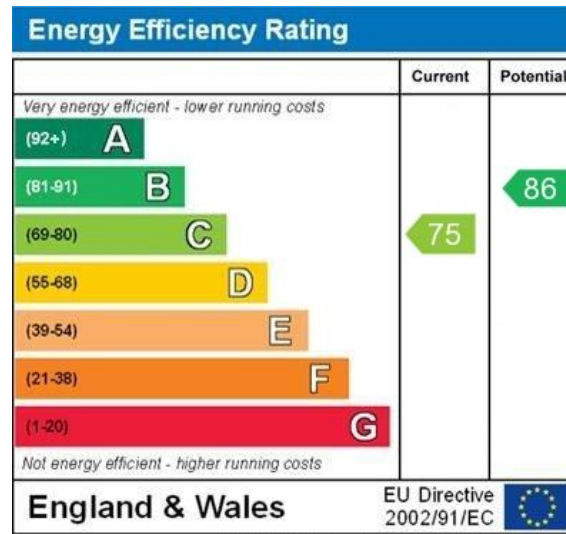
**BATHROOM** Comprising a 3 piece suite; panelled bath with chrome taps and a shower head and hose, low level W.C. pedestal wash basin, PVC double glazed frosted glass to front aspect, a radiator, black ceramic tiles to floor and an extractor fan to the ceiling.

**OUTSIDE SPACE** To the front of the property there is a grassed area with a few small shrubs, to the side is the driveway with parking for two vehicles, and garage which houses power and lighting and access into the



rear garden, with land down the side of the rear garden wall, between wall and wooden fence where there are planted shrubs. The rear garden is mainly laid to lawn with a brick wall, a patio area and a few small shrubs to the borders.

**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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Floor 0

Approximate total area<sup>(1)</sup>

87.36 m<sup>2</sup>  
940.32 ft<sup>2</sup>



Floor 1

(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.

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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.