



**Tall Pines Road, Witham St. Hughs,
Lincoln**

0240 000


MARTIN&CO

Tall Pines Road, Witham St.
Hughs, Lincoln

House - Detached
4 Bedrooms, 4 Bathroom

£340,000

Date Available:

Deposit:

- Detached Property
- Garage and Driveway
- Popular Village Location
- Two Reception Rooms
- Large Kitchen Diner
- Council Tax Band - D / EPC Rating - C
- Tenure - Freehold

Four bedroom detached house positioned within the popular village of Witham St Hughs. Comprising internally of an entrance hall, fitted kitchen/diner, two reception rooms, four bedrooms master with en suite, bathroom and garage with driveway.



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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
Council Tax Band - D
Tenure - Freehold

Entrance Hall
6'7" x 6'11"
Composite front door, tiled flooring, light fitting, radiator, consumer unit and Drayton thermostatic control. Stairs rising to the first floor.

Cloakroom
6'8" x 2'9"
Low level WC, wash basin with vanity storage, PVC window front window, vinyl flooring, radiator and light fitting.

Lounge
19'11" x 11'1"
Carpet flooring, two light fittings, electric fire with surround and two radiators, PVC side and front windows.

Kitchen/Diner
20'1" x 12'4"
Base and eye level units with laminated work surfaces, tiled splash backs, Leisure 5 ring cooker and extractor over, space for double fridge/freezer and dishwasher, island/breakfast bar with inset twin circular composite sinks, PVC front window, vinyl flooring and ceiling lighting. French doors leading to family room.

Utility Room
6'2" x 5'7"
Base and eye level units with laminate work surfaces, tiled splash back and an inset stainless steel sink and drainer. Space and plumbing for a washing machine, tumble dryer, vinyl flooring, light fitting, radiator, and a composite door to rear garden, under stairs storage cupboard.

Family room
17'10" x 11'3"
PVC French doors to the rear leading out to the garden, vinyl flooring with under floor heating , heatmiser controls, ceiling lighting and electric fire.

Stairs/Landing
Carpet flooring, pendant fitting and a radiator, loft access with partial boarding and an airing cupboard housing the ideal combination gas boiler and PVC window to side.

Bathroom
5'8" x 7'2"
PVC side window Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Vinyl flooring, radiator, light fitting, shaver socket and extractor.

Bedroom
12'2" x 11'7"
Dual PVC window to the front and side , radiator, carpet flooring, pendant fitting, dual Storage cupboards and an electric fire

Ensuite
12'2" x 11'7"
PVC window side, Low level WC, wash basin with vanity storage and a single cubicle housing the mains thermostatic shower. vinyl flooring, chrome radiator, ceiling lighting shaver socket and extractor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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





Approximate total area⁽¹⁾
146.5 m²
1575 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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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.