

Tall Pines Road, Witham St. Hughs, Lincoln



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House - Detached 4 Bedrooms, 4 Bathroom

£340,000

# Date Available: Deposit:

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- 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

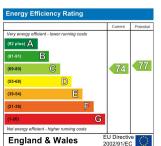
12'2" x 11'7"

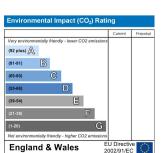
Dual PVC window to the front and side , radiator, carpet flooring, pendant fitting, dual Storage cupboards and an electric fire

#### 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













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