

FOR SALE



Tall Pines Road, Witham St. Hughs
Asking Price Of £220,000


MARTIN & CO



Tall Pines Road, Witham St. Hughs
3 Bedrooms, 2 Bathroom
Asking Price Of £220,000

- Three Double Bedrooms
- Master Bedroom with Ensuite
- Double Bedroom with walk-In Wardrobe
- Family Bathroom and Ground Floor WC
- Conservatory

DESCRIPTION This modern and very well presented 3 bedroom multi-story terraced home is conveniently located midway between Lincoln and Newark and offers spacious accommodation boasting a top floor Master bedroom with ensuite, and another double bedroom with a walk-in wardrobe, family bathroom and WC, kitchen, lounge and conservatory. A non-overlook low maintenance garden and detached garage. **SOLD WITH NO ONWARD CHAIN!!**

Witham St Hughs is ideally located just off the A46, with close connections to Lincoln, Newark, and Grantham. The village benefits from local schools, shops, cafes, hairdressers and regular public transport.



ENTRANCE HALL 14' 1" x 2' 9" (4.31m x 0.86m) Pvc double glazed entrance door, carpet flooring, a light fitting, radiator and security alarm. Stairs to the first floor.

KITCHEN 11' 1" x 8' 1" (3.38m x 2.47m) Pvc double glazed window to the front aspect, vinyl flooring, a light fitting and radiator. Base and eye units with laminated worktop surfaces, a stainless steel sink drainer, a four ring gas hob with extractor over, electric oven, space and plumbing for a washing machine, fridge freezer and a dishwasher. Ideal combi boiler wall mounted.

WC 6' 5" x 3' 2" (1.96m x 0.99m) A Low level Wc and a pedestal sink, Pvc double glazed window to the front aspect, carpet flooring, a light fitting and a radiator.

LIVING ROOM 14' 9" x 13' 1" (4.51m x 4.01m) Carpet flooring, three light fittings, two radiators and pvc double glazed French doors accessing the conservatory.

CONSERVATORY 13' 4" x 8' 10" (4.08m x 2.70m) Pvc double glazed window surround, carpet flooring, electrical sockets and French doors accessing the garden.

STAIRS/LANDING Carpet flooring, a light fitting, radiator, fire alarm and storage cupboard.

BEDROOM 14' 9" x 9' 10" (4.51m x 3.01m) Pvc double glazed window to the rear aspect, carpet flooring, a light fitting, a radiator, and walk-in wardrobe with fixed shelving and clothes rails, a light fitting, and a radiator.

BEDROOM 11' 8" x 7' 8" (3.56m x 2.34m) Pvc double glazed window to the front aspect, carpet flooring, a light fitting and a radiator.

BATHROOM 6' 11" x 6' 9" (2.11m x 2.07m) Low level wc, pedestal sink and standard bath. Pvc double glazed window to the front aspect, carpet flooring, a light fitting, extractor and radiator, with part tiled and painted walls and a shaving point.

STAIRS/LANDING Carpet flooring, a light fitting, wooden double glazed velux window and a fire alarm.

MASTER BEDROOM 12' 8" x 11' 0" (3.88m x 3.37m) Pvc double glazed window to the front aspect, carpet flooring, two light fittings, radiator, loft hatch access, a built in wardrobe and a further storage cupboard.

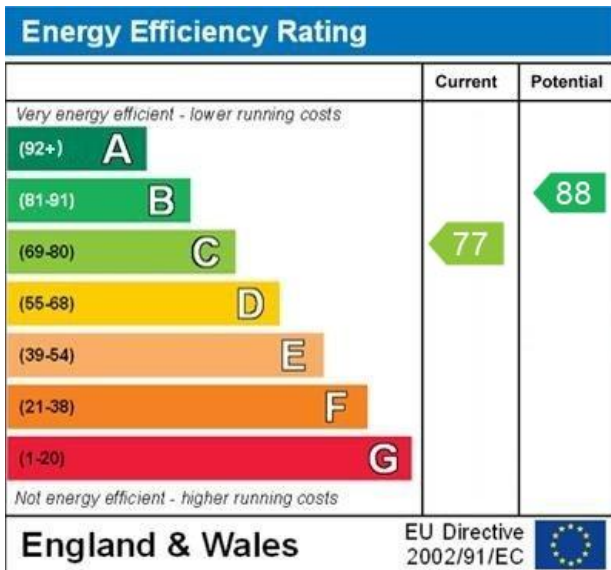
ENSUITE 6' 9" x 6' 3" (2.06m x 1.92m) Low level Wc, pedestal sink, mains fed shower cubicle, and a shaving point. A wooden double glazed velux window to the rear, carpet flooring, a light fitting, extractor and radiator.



GARAGE Separate garage situated to the rear, with an up and over access door.

OUTSIDE SPACE The front offers mostly patio with gravel and some shrubs, fully enclosed with an access gate. To the rear is a low maintenance no overlooked east facing patio garden, with a metal gate accessing the rear parking area with access to the garage and allocated parking.

FIXTURE & 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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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.