



Buttercup Way, Witham St. Hughs

£150,000


MARTIN & CO

Buttercup Way, Witham St. Hughs

Apartment
2 Bedrooms, 2 Bathroom

£150,000

Date Available:

Deposit:

- Detached Coach House
- Open Plan Living
- Single Garage
- Driveway Parking
- Fully Fitted Kitchen
- Main Bedroom with Fitted Wardrobe
- Modern Shower Room
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - A

Modern two bedroom coach house with garage and parking situated in the popular village location of Witham St Hughs. Comprising of an open plan living diner, fully fitted kitchen with a range of integrated appliances, double bedroom with fitted wardrobes, single bedroom and a shower room. No chain.



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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 - A
Tenure - Freehold

Entrance Hall
Composite front door with glazed panel leading into the entrance hall which comprises of a radiator and carpeted stairs leading up to the first floor.

Landing
Carpet flooring, radiator and a light fitting.

Hallway
Access to loft through hatch which has a light, access to storage/coat cupboard which houses timer switch for water controls, Honeywell thermostat control panel, carpeted floor and light fitting.

Bedroom
10'2" x 14'5" max measurements.
PVC window to front aspect, radiator, fitted mirrored wardrobe, pendant light fitting and carpet flooring.

Bedroom
8'6" x 7'4"
PVC window to front aspect, radiator, pendant light fitting and laminate flooring.

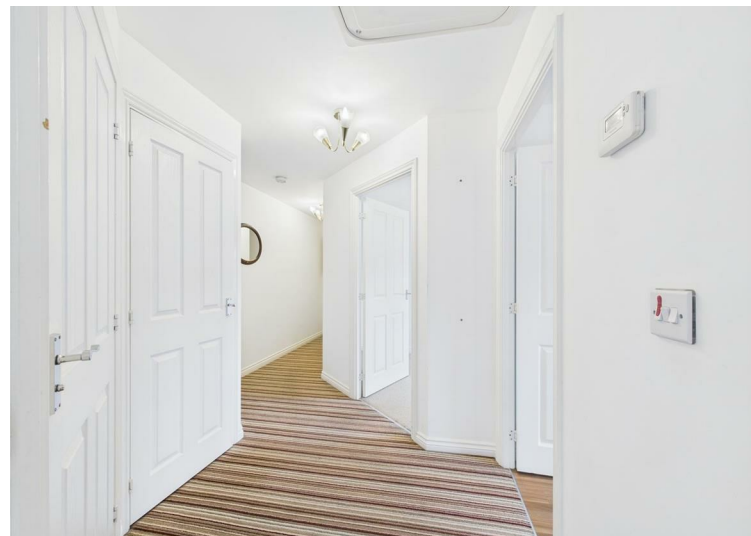
Shower Room
5'0" x 9'4"
Three piece suite comprising of a corner double shower tray with thermostatic shower controls, concealed cistern WC and wall mounted basin with mixer tap. Double height thermostatic towel rail, spot lit ceiling, extractor fan and laminate flooring.

Living Room
14'0" x 14'4"
PVC French doors opening onto front aspect, PVC window to side aspect, radiators and mains consumer unit housed, carpet flooring and two light fittings.

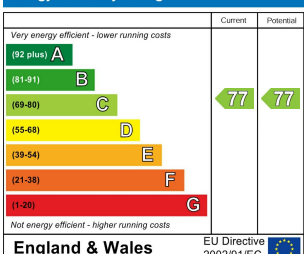
Kitchen
8'11" x 8'4"
Range of base and eye level units with laminated worksurfaces and matching upstand, inset stainless steel sink and drainer. Range of integrated appliances to include a fridge freezer, washing machine and dishwasher, fitted oven with hob and extractor over. PVC window to side aspect, tiled flooring and the gas combination boiler is housed.

Garage
19'6" x 12'9"
There is also a single garage below with front up and over door, light and power.

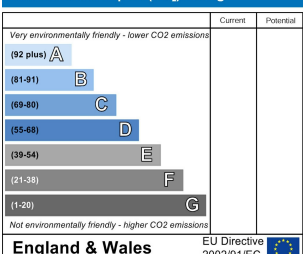
Fixtures & Fittings.
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements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



Energy Efficiency Rating

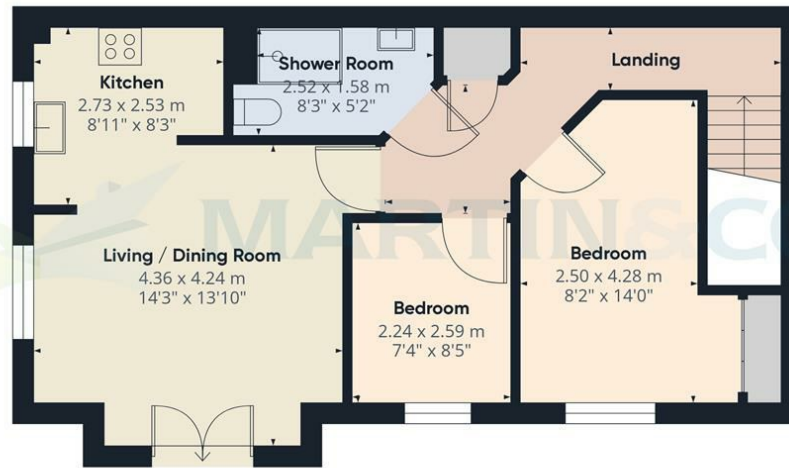


Environmental Impact (CO₂) Rating





Floor 0



Floor 1

Approximate total area⁽¹⁾
80.9 m²
870.8 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.