



**Squirrel Chase, Witham St. Hughs,  
Lincoln**

**0165 000**

  
**MARTIN&CO**



# Squirrel Chase, Witham St. Hughs, Lincoln

House - End Terrace  
2 Bedrooms, 2 Bathroom

£165,000

Date Available:

Deposit:

- No Onward Chain
- Two Double Bedroom Home
- Large kitchen/diner/living space
- Master Bedroom with Built in Wardrobe
- Family bathroom with shower over bath
- Two Allocated Parking Spaces
- Village location with easy access to the A46
- FREEHOLD / COUNCIL TAX BAND - C / EPC - C

**\*\*GUIDE PRICE £165,000-£175,000\*\*** No Onward Chain. Modern three storey, two bedroom home nestled away within the popular Witham St Hughs village. Comprising internally of two bedrooms, family bathroom, cloakroom and a spacious open plan living kitchen area. Allocated parking for two vehicles.





**DESCRIPTION**  
\*\*GUIDE PRICE £165,000-£175,000\*\* A modern three storey town house with 2 allocated parking spaces. In a quiet location with easy access to the A46 and all amenities, the property comprises a dining kitchen to the ground floor with integrated washer dryer, gas hob and electric oven. The 2nd floor offers an open plan living/kitchen/dining area. You will find two double bedrooms and family bathroom on the 1st floor.

**Investment Opportunity**  
This property can be purchased (but not limited to) for an investment with a tenant situ on a fixed term tenancy until march 2026 paying £775pcm.

**ENTRANCE HALL**  
Composite entrance door, a fitted matt well and carpet flooring, two light fittings, a radiator, consumer unt and stairs to the first floor.

**STAIRS / LANDING**  
Carpet flooring, two light fittings and a radiator.

**KITCHEN**  
8'10" x 5'8"  
PVC double glazed window to the rear aspect, vinyl flooring and a light fitting. Base and eye units with roll top surfaces, tile splash back, an electric oven and gas hob with an extractor over, stainless steel sink and drainer, space and plumbing for a washing machine, fridge freezer and one further appliance space. Ideal combination boiler housed.

**LOUNGE / DINER**  
20'4" x 13'11"  
PVC double glazed window and French doors with a Juliette balcony to the rear aspect, carpet flooring, a light fitting and two radiators.

**STAIRS / LANDING**  
Carpet flooring, a light fitting, radiator, thermostat control and loft hatch access.

**WC**  
5'8" x 3'8"  
PVC double glazed window to the rear, vinyl flooring, a low level WC, pedestal sink, light fitting and a radiator.

**BEDROOM**  
11'6" x 10'11"  
PVC double glazed window to the front, carpet flooring, a light fitting, radiator and built in wardrobes.

**BEDROOM**  
12'10" x 8'0"  
Two PVC double glazed windows to the rear, carpet flooring, a light fitting, and a radiator.

**BATHROOM**  
9'4" x 5'7"  
Low level WC, pedestal sink and a P shaped bath with a mains fed shower over. PVC double glazed window to the front, vinyl flooring, a light fitting, extractor fan and a radiator.

**STORAGE SHED**  
PVC entrance door and a light fitting.

**OUTSIDE SPACE**  
A rain canopy, light and 2x allocated parking spaces.

**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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



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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.