



Thistle Way, Witham St. Hughs, Lincoln

Asking Price £220,000


MARTIN & CO

Thistle Way, Witham St. Hughs,
Lincoln

House - Semi-Detached
3 Bedrooms, 2 Bathrooms

£220,000

- Modern Family Home
- Three Double Bedrooms
- Primary Bedroom with Ensuite
- Refurbished Bathrooms
- Landscaped Rear Garden with Cabin
- Driveway Parking
- Integral Garage
- Tenure - Freehold
- Service Charge - £166.63 PA
- EPC Rating - B / Council Tax Band - B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B		82	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Three bedroom semi-detached family home within the popular village of Witham St Hughs. Built in 2016, this modern property boasts refurbished bathrooms and a landscaped garden for the future owners to enjoy. This property includes an external cabin, perfect for those looking to work from home. Comprising internally of an entrance hall, living room, cloakroom, kitchen diner, three double bedrooms, primary with ensuite and a family bathroom. Driveway parking and an integral garage to the front and an enclosed landscaped garden to the rear. This property in the agents opinion is an absolute must view!

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 - B
Council Tax Band - B
Tenure - Freehold

Service Charge
Service Charge - £166.63 per annum
Lambert Smith Hampton Management Company
This covers the maintenance and upkeep of the public open spaces.



Reviewed annually.

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Entrance Hall

Composite front door, wood effect laminate flooring, radiator, light fitting and mains consumer unit.

Living Room

16'1" x 10'2" (max measurements).

PVC window to the front, wood effect laminate flooring, ceiling light, radiator and a digital central heating control.

Hall

Wood effect laminate flooring, radiator and a light fitting. Stairs rising to the first floor.

Cloakroom

4'11" x 3'0"

Concealed cistern WC with vanity wash basin, wood effect laminate flooring, heated towel rail, light fitting and extractor.

Kitchen Diner

18'10" x 7'7"

Modern high gloss base and eye level units with wood effect laminate work surfaces, matching upstand and an inset composite sink and drainer. Fully fitted to include an oven with induction hob and extractor over, integrated fridge freezer plus space and plumbing for both a washing machine and dishwasher. PVC French doors and window out to the rear, wood effect laminate flooring, spot lit ceiling and the Ideal combination boiler is housed.

Stairs / Landing

Carpet flooring, spot lit ceiling, shelved storage cupboard and access to the partially boarded loft.

Bedroom

9'10" x 7'10"

PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Bedroom

11'3" x 8'8"

PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Bathroom

8'7" x 5'7"

Concealed cistern WC with vanity wash basin and an enclosed panel bath with a mains thermostatic shower over. PVC side window, wood effect laminate flooring, heated towel rail, light and extractor.

Bedroom

13'10" x 9'7" (max measurements).

PVC front windows, carpet flooring, radiator, light fitting and a digital central heating control.

Ensuite

6'10" x 4'7"

Concealed cistern WC with vanity wash basin and a double cubicle housing the mains thermostatic shower. PVC front window, vinyl tile flooring, heated towel rail, light and extractor.

Garage

16'8" x 7'11"

Up and over door to the front, light and power.

Outside

To the front is a tarmac driveway enabling two cars to park off road side by side. There is a small lawned area enclosed by a hedge, slate borders and pathway to the gated rear. The tarmac approach to the property is maintained with any upkeep cost to be shared between neighbouring properties. The rear

landscaped boasts an extensive Indian sandstone patio seating area, raised pond and a covered canopy ideal for a bbq area. The property includes a wood cabin (3.2m x 2.2m), separately fused for power and lighting, making the perfect space for home working or a studio. Further benefitting externally from lighting, power and water supplies.

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.



Approximate total areath
93.2 m²
1004 ft²

Reduced headroom
0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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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.

