



**Tall Pines Road, Witham St  
Hughs, Lincoln  
Asking Price £260,000**

  
**MARTIN&CO**



Tall Pines Road, Witham St  
Hughs, Lincoln  
House - Detached  
3 Bedrooms, 2 Bathroom  
£260,000

- THREE WELL-PROPORTIONED BEDROOMS
- FIRST FLOOR BATHROOM & EN-SUITE SHOWER ROOM
- DESIRABLE LOCATION! CLOSE TO AMENITIES
- MULTI-VEHICLE DRIVEWAY & SINGLE GARAGE
- FREEHOLD
- COUNCIL TAX C
- EPC TBC
- VIEWING ESSENTIAL



Well presented three bedroom family home situated within the sought-after Tall Pines Road area of Witham St Hughs. The property benefits from a living/dining room, fitted kitchen, cloakroom, family bathroom, ensuite to the principal bedroom, enclosed rear garden, garage and off road parking. Conveniently located for local amenities, schools and transport links, this home would make an ideal first time purchase or family home.

Paragraph  
Not to be missed. Martin & Co are proud to present this modern three-bedroom family home built in 2008 situated in a quiet area in the sought after location of Witham St Hughs  
Accommodation comprises of; Entrance Hall, Downstairs WC, Lounge and a well-appointed Kitchen/Diner. The kitchen provides space for a washing machine, tumble dryer and fridge/freezer, along with a single electric oven and four-ring gas hob. French doors open onto the conservatory, while an inbuilt cupboard provides useful additional storage.  
To the first floor you will find three bedrooms, including master with en-suite shower room alongside a modern family bathroom.  
Externally, the property benefits from two allocated parking spaces to the front and a detached single garage. To the rear, a fully enclosed garden, mainly laid to lawn and patio area to enjoy the outdoor space.  
In summary, an excellent opportunity not to be missed . Witham St. Hughs provides ease of access onto the A46, which in-turn leads into the historic City Of Lincoln and desirable market town of Newark-On-Trent, which also provides excellent access onto the A1 North and Southbound. There are a wide range of local amenities on-hand including, a Co-op, Take Away, Hair Salon, Bistro Bar, Community Hall and a sought after primary school.

Council Tax - Band C  
Tenure - Freehold  
EPC - TBC  
  
To the Front  
Low-maintenance frontage with a tarmac driveway providing parking for two cars and access to the detached single garage.  
  
Entrance Hall  
14'1" x 3'3"  
Wood-effect laminate flooring, radiator, single ceiling light fixture, with doors providing access to the other rooms.  
  
Cloakroom  
7'4" x 3'3"  
Window to the side elevation, wood-effect laminate flooring, WC, wash hand basin, radiator and ceiling spotlight.  
  
Living Room  
17'10" x 10'6"  
Bay window to the front elevation, radiator, wood-effect laminate flooring and two ceiling light fixtures.



Kitchen/Diner  
17'5" x 11'10"  
Wood-effect laminate flooring, ceiling spotlights and window to the rear elevation. Patio doors provide access to the conservatory. The kitchen comprises eye-level and base-level units with worktop over, sink with drainer, electric oven with gas hob and extractor unit above. There is also a radiator, space for a dishwasher, washing machine and tumble dryer, along with an integrated cupboard beneath the stairs.

Conservatory  
12'5" x 9'3"  
Tiled flooring, multiple electrical points and a ceiling light fixture with fan.

Landing  
9'6" x 4'0"  
Fully carpeted, radiator, window to the side elevation, single ceiling light fixture, loft access and built-in cupboard above the stairs.

Master Bedroom  
14'4" x 10'4"  
A double bedroom with fully carpeted flooring, window to the rear

elevation, double built-in wardrobe, single ceiling light fixture, air-conditioning/heating unit and radiator.

En-Suite  
6'9" x 4'4"  
Walk-in shower cubicle, WC, wash hand basin, ceiling spotlight, window to the rear elevation, radiator and wood-effect laminate flooring.

Bedroom Two  
11'4" x 8'9"  
A double bedroom with fully carpeted flooring, radiator, window to the front elevation, air-conditioning/heating unit and single ceiling light fixture.

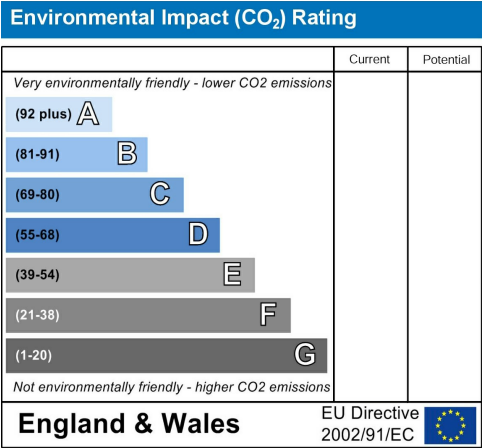
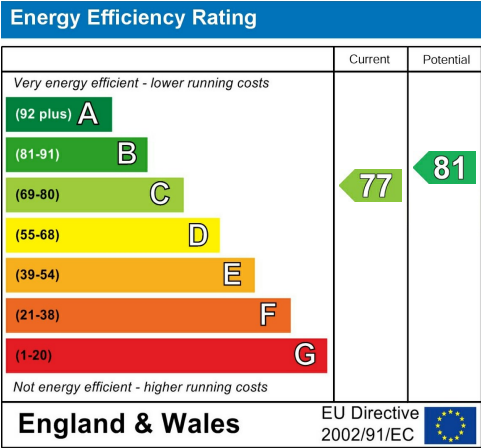
Bedroom Three  
7'4" x 7'3"  
A single bedroom with fully carpeted flooring, window to the front elevation, radiator and single ceiling light fixture.

Family Bathroom  
6'4" x 5'6"  
Bath, WC, wash hand basin, radiator, window to the side elevation, ceiling spotlights and wood-effect laminate flooring.

Rear Garden  
Fully enclosed rear garden with a slabbed and paved seating area, with the remainder mainly laid to lawn and complemented by a selection of plants and shrubbery. There is gated access down one side of the garden to the driveway and single garage, along with separate gated access providing entry to the residential parking at the rear.

Garage  
16'4" x 8'3"  
Detached single garage with power

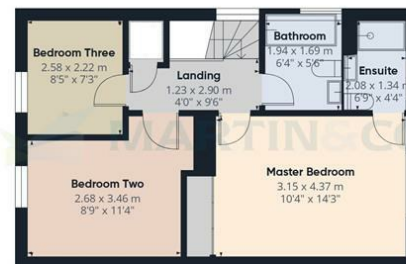
Fixtures & Fittings  
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements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







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

110.3 m<sup>2</sup>

1188 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

7 ft<sup>2</sup>

(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.

GIRAFFE360

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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.