



48 Tall Pines Road, Witham St Hugh's



48 Tall Pines Road, Witham St Hughs, Lincoln, LN6 9RT

Lincoln - 10 miles

This spacious detached family home is situated in the popular village of Witham St Hughs and overlooks a pleasant green area. The property comprises of entrance hallway, WC, breakfast kitchen, utility, living room, dining room and study to the ground floor, along with master bedroom with en-suite, three further double bedrooms, and a family bathroom to the first floor.

Outside the property benefits from a double garage and driveway, and an enclosed rear garden.



ACCOMMODATION

Entrance Hall

Entrance door and double glazed window to front, double glazed window to side, stairs rising to first floor, under stairs storage cupboard, radiator.

WC

Double glazed window to front, low level WC, pedestal wash basin, heated towel rail.

Dining Room

Double glazed windows to front and side, radiator.

Study

Double glazed window to side, radiator.

Living Room

Double glazed window to side, French doors opening to rear garden, electric fire, two radiators.

Kitchen

Double glazed window to front, French doors opening to patio, one and a half stainless steel drainer sink, preparation work surfaces, matching base and eye level storage units, integrated four ring gas hob with oven below and extractor

above, tiled splash backs, space for fridge freezer and washing machine.

Utility

Rear entrance door, stainless steel drainer sink, space and plumbing for washing machine tumble dryer and dishwasher, tiled splashbacks.

First Floor

Landing

Double glazed window to side, loft access, airing cupboard, radiator.

Bedroom One

Double glazed windows to both sides, built in wardrobes, radiator.

En-Suite

Double glazed window to side, low level WC, pedestal wash basin, double shower, heated towel rail, extractor.

Bedroom Two

Double glazed windows to front and rear, built in wardrobe, radiator.

Bedroom Three

Double glazed windows to front and sides, storage cupboard, radiator.

Bedroom Four

Double glazed window to front, radiator.

Family Bathroom

Double glazed window to side, low level WC, pedestal wash basin, shower cubicle, bath, heated towel rail, extractor.

Outside

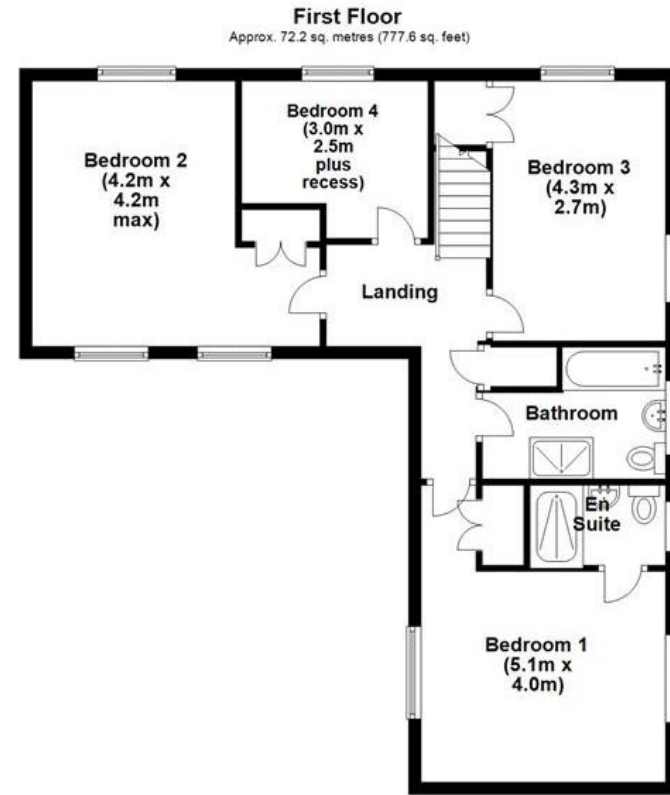
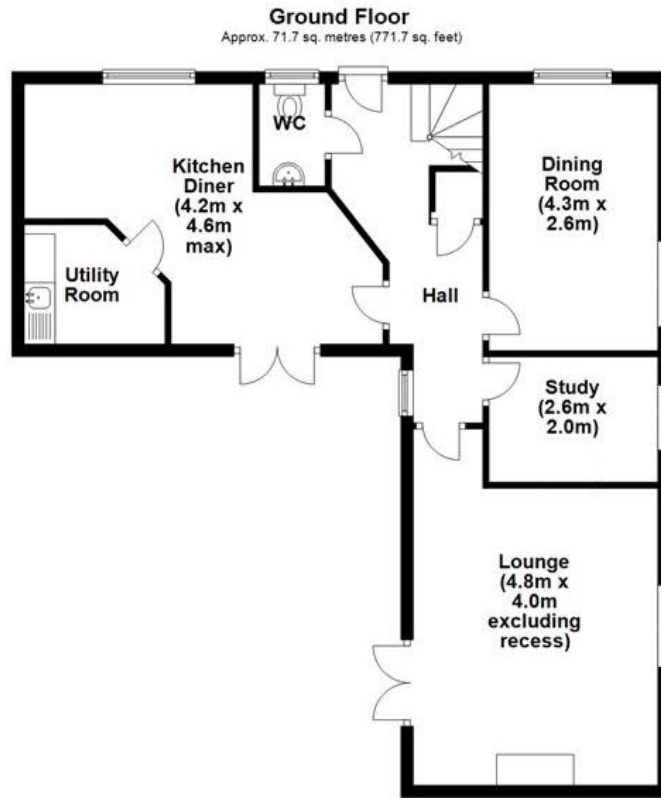
To the front the property overlooks a pleasant green area, whilst to the rear is a double driveway which leads to a double garage. The property benefits from an enclosed rear garden with paved patio, artificial lawn and decked seating area,

AMENITIES

Ideally situated between Newark and Lincoln the village benefits from a Co-op store and pharmacy, café / bar, and the highly regarded Witham St Hughs Academy primary school.

TENURE

Freehold. For sale by private treaty.



Total area: approx. 143.9 sq. metres (1549.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.





27/10/2020 Energy performance of buildings register

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be. The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good

DIRECTIONS - LN6 9RT

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted.

COUNCIL TAX Band E

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