



Tall Pines Road, Witham St.Hughs, Lincoln

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TALL PINES ROAD

OLIVER REILLY





Tall Pines Road, Witham St.Hughs, Lincoln

- SIZEABLE DETACHED FAMILY HOME
- DESIRABLE LOCATION! CLOSE TO AMENITIES!
- GENEROUS DUAL-ASPECT LIVING ROOM & FAMILY ROOM
- FIRST FLOOR BATHROOM & EN-SUITE SHOWER ROOM
- CORNER PLOT! WITH A LOVELY LOW-MAINTENANCE GARDEN
- FOUR WELL-PROPORTIONED BEDROOMS
- OPEN-PLAN LIVING/DINING KITCHEN
- GF W.C & UTILITY ROOM
- MULTI-VEHICLE DRIVEWAY & SINGLE GARAGE
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

AN ALL-ROUND CONTEMPORARY FAMILY HOME!

If your're searching for a comfortable, convenient and well-located safe haven, that's sure to TICK ALL YOUR BOXES!... Then look no further! Here we have a PERFECTLY PROPORTIONED and EXTENDED detached residence situated in a hugely desirable, convenient and well-served residential location. Ensuring ease of access onto the A46 corridor, with useful links to the historic City of Lincoln and popular market town of Newark-on-Trent.

Not only does this well-maintained home ensure a BRIGHT & AIRY design, that welcomes a wealth of warmth from the moment you step inside... It showcases a SUBSTANTIAL LAYOUT that spans in excess of 1,400 square/ft, comprising: Inviting entrance hall, a ground floor W.C, a GENEROUS DUAL-ASPECT LIVING ROOM with feature fireplace. The HEART OF THE HOME lies in the 20FT LIVING/DINING FAMILY KITCHEN. Enhanced with a breakfast bar, a separate utility room and double doors through to a WONDERFUL FAMILY ROOM!.. With under-floor heating. Allowing multi-purpose potential and a great additional space, perfect for modern-day living!

The first floor hosts a family bathroom and FOUR SIZEABLE BEDROOMS. Three of which are enhanced by EXTENSIVE FITTED WARDROBES. The dual-aspect master bedroom hosts a stylish EN-SUITE SHOWER ROOM.

Externally, the property promotes a CRACKING CORNER PLOT! Enjoying a thoughtfully landscaped rear garden, retaining a high-degree of privacy, a variety of secluded seating areas and ample space for the whole family to enjoy! The rear aspect has a multi-vehicle tarmac driveway, down to a DETACHED SINGLE GARAGE. Equipped with power and lighting.

Additional benefits of this STRIKING & MODERN FAMILY ABODE include uPVC double glazing and gas central heating. There's EVERYTHING YOU NEED... RIGHT WHERE YOU NEED IT!.. Step inside and see for yourself!

Asking Price: £325,000



ENTRANCE HALL: Max measurements provided.	8'10 x 6'7 (2.69m x 2.01m)
GROUND FLOOR W.C:	6'7 x 2'8 (2.01m x 0.81m)
DUAL-ASPECT LIVING ROOM:	20'1 x 11'2 (6.12m x 3.40m)
OPEN-PLAN LIVING/ DINING KITCHEN: Max measurements provided.	20'1 x 14'8 (6.12m x 4.47m)
UTILITY ROOM:	6'2 x 5'6 (1.88m x 1.68m)
MULTI-PURPOSE FAMILY ROOM:	19'9 x 11'4 (6.02m x 3.45m)
FIRST FLOOR LANDING: Max measurements provided.	9'6 x 9'6 (2.90m x 2.90m)
MASTER BEDROOM: Max measurements provided.	12'1 x 11'9 (3.68m x 3.58m)
EN-SUITE SHOWER ROOM:	7'7 x 4'4 (2.31m x 1.32m)
BEDROOM TWO: Max measurements provided.	12'1 x 11'4 (3.68m x 3.45m)
BEDROOM THREE: Max measurements provided.	10'2 x 8'6 (3.10m x 2.59m)
BEDROOM FOUR:	8'7 x 8'3 (2.62m x 2.51m)
FAMILY BATHROOM:	7'3 x 5'8 (2.21m x 1.73m)
SINGLE GARAGE: Of brick built construction with a pitched tiled roof, accessed via a manual up/ over garage door. Equipped with power, lighting, a separate electrical consumer unit and over-head eaves storage.	16'4 x 8'10 (4.98m x 2.69m)





EXTERNALLY:
This attractive detached family home is conveniently positioned, close to on-hand amenities and excellent main road links. Occupying a captivating corner plot position. The front aspect is greeted with a paved pathway and gravelled borders leading to the entrance door, with a pitched roof storm canopy above. Access to the concealed gas/ electricity meters. A mature hedge and fenced front boundary. The rear aspect has dropped kerb vehicular access onto a MULTI-VEHICLE TARMAC DRIVEWAY with an outside tap. Leading down to a SINGLE GARAGE.
A gravelled pathway gives access to a wooden personal gate, opening through to the LOVELY LOW-MAINTENANCE GARDEN. Predominantly laid to lawn, with wrap-around gravelled borders and an Indian sandstone pathway, which flows down to a secluded seating area. Enjoying space for the whole family to appreciate! There is a secluded gravelled entertainment space, which holds provision for a hot-tub. Provision for a garden shed, small artificial lawn and three external wall lights. The garden retains a high-degree of privacy with part hedged/ fenced front boundaries, fully fenced side and rear boundaries.

Approximate Size: 1,420 Square Ft.
Measurements are approximate and for guidance only.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
North Kesteven District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'C' (74)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:
Witham St. Hughes 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.

Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Draft Details-Awaiting Approval:
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

