



Poppy Road, Witham St. Hughs, Lincoln

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OLIVER REILLY



# Poppy Road, Witham St. Hughs, Lincoln

Guide Price £140,000 - £150,000

- SPACIOUS MAISONETTE APARTMENT
- POPULAR LOCATION- CLOSE TO AMENITIES & MAIN ROADS
- MODERN FITTED KITCHEN & BATHROOM
- ALLOCATED PARKING SPACE & VISITOR PARKING
- IDEAL FIRST TIME HOME, DOWNSIZE OR LOW-MAINTENANCE INVESTMENT!
- TWO DOUBLE BEDROOMS
- GENEROUS OPEN-PLAN LIVING/ DINING SPACE
- LOW-MAINTENANCE ENCLOSED GARDEN
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- NO CHAIN! Tenure Leasehold: EPC 'C'

Guide Price: £140,000 - £150,000. LIFESTYLE LIVING AT IT'S FINEST!!!  
 There's much MORE THAN MEETS THE EYE inside this BRIGHT & AIRY maisonette apartment. Promoting FREE-FLOWING FLEXIBLE LIVING. Presented to a great standard and situated in a lovely quiet cul-de-sac.

Not only does this low-maintenance home represent an exciting opportunity for aspiring first time or investment purchasers, it boasts great main road connectivity for commuters! Closely situated for access onto the A46, with direct links to Newark and Lincoln. The popular modern-day village of Witham St. Hughs also promotes an abundance of excellent on-hand amenities, in a desirable community-filled setting.

The WELL-PROPORTIONED ACCOMODATION is greeted with a private entrance to the rear of the property, with a staircase up the SIZEABLE FIRST FLOOR LAYOUT which comprises: GENEROUS OPEN-PLAN LOUNGE/DINER with open-access through to a stylish contemporary kitchen. Hosting integrated appliances. The inner hallway provides TWO DOUBLE BEDROOMS and a three-piece bathroom.

Externally, the apartment provides an ALLOCATED BLOCK PAVED PARKING SPACE to the side of the building. Shared visitor parking is also available to the front. There is the HUGE ADDED BENEFIT of a private and fully enclosed LOW-MAINTENANCE COURTYARD GARDEN. A perfect space to relax and entertain!

Additional benefits of this SEAMLESS & SOUGHT-AFTER home include uPVC double glazing, ample storage cupboards, gas central heating, via a modern combination boiler and a leasehold-share of Freehold setup, with NO GROUND RENT OR SERVICE CHARGE PAYABLE!

STYLISH IN EVERY WAY AND OFFERED TO MARKET CHAIN FREE!. Do not delay, book your viewing TODAY!



ALLOCATED PARKING SPACE & SHARED VISITOR PARKING

<b>GROUND FLOOR ENTRANCE HALL:</b>	4'5 x 2'7 (1.35m x 0.79m)
A private rear entrance to the apartment, with tiled flooring and carpeted stairs rising to the first floor living space.	
<b>GENEROUS LOUNGE/DINER:</b>	19'4 x 11'3 (5.89m x 3.43m)
Max measurements provided.	
<b>MODERN FITTED KITCHEN:</b>	11'8 x 6'1 (3.56m x 1.85m)
<b>INNER HALLWAY:</b>	6'6 x 5' (1.98m x 1.52m)
<b>MASTER BEDROOM:</b>	19'5 x 8'1 (5.92m x 2.46m)
Max measurements provided.	
<b>MODERN BATHROOM:</b>	7'7 x 5'6 (2.31m x 1.68m)
<b>BEDROOM TWO:</b>	9'5 x 9'4 (2.87m x 2.84m)

**ALLOCATED PARKING SPACE:**  
 There is an allocated block paved parking space associated with this apartment, located to the left side of the building. A shared block paved visitor spaces is also available, in front of the property, as document in our marketing photographs.

**EXTERNALLY:**  
 The front aspect is greeted with a paved pathway, leading to the rear of the property, to a private entrance door to the apartment. There is a secure wooden personal gate that opens into LOW-MAINTENANCE ENCLOSED COURTYARD GARDEN. Predominantly paved with slate shingled borders. Offering a great chance for you to relax, unwind and make your own mark!

**Approximate Size: 560 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.

**BROADBAND CONNECTIVITY:**

Ultrafast Full Fibre available

**Tenure: Leasehold- Share of Freehold.**

Sold with vacant possession on completion.

**Lease Information:**

Length Of Lease: 125 Years from 1st January 2012

Years Remaining on Lease: 111 Years.

There is NO GROUND RENT, SERVICE CHARGE or MANAGEMENT COMPANY for this property. The lease is held by the vendor and the freehold is shared with one neighbouring ground floor apartment below.

**Local Authority:**

North Kesteven District Council.

**Council Tax: Band 'A'****EPC: Energy Performance Rating: 'C' (79)**

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. 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.

**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.

**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.

**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.





FIRST FLOOR



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>	<b>79</b>	<b>80</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 	