



7 Daisy Road

Witham St. Hughs, Lincoln, LN6 9ZH

£295,000

A superb, modern detached house situated in this popular residential development and being close to the village shops and primary school. Internally the property had a wide variety of upgrades at build stage, including floorings, integral kitchen appliances and granite work-surfaces, tiling and fitted window shutters, giving a high specification finish throughout. The spacious living accommodation briefly comprises of Hallway, Lounge, Sitting Room/Study, Kitchen Diner, Utility, WC and First Floor Landing leading to Bedroom 1 with fitted wardrobes and En-Suite Shower Room, three further Bedrooms and Family Bathroom. Outside there is a driveway providing off road parking which also gives access to the Single Garage which has partly been converted into an Outside Pub/Entertaining Room. To the rear of the property there is a patio seating area and lawned garden. The property further benefits from No Onward Chain and viewing is essential to appreciate the standard of accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Travelling South along the A46 towards Newark, at the Halfway House Roundabout turn left where signposted Witham St Hughs. Continue along and turn left on to Warren Lane and at the mini roundabout proceed straight across on to Warren Lane and then turn right on to Juniper Way. Continue along and turn right on to Daisy Road where the property can be located on the left hand side.



LOCATION

Witham St Hughs is situated between Newark and Lincoln, both of which provide excellent shopping, bars, restaurants and leisure facilities. Local village primary schooling is available and secondary schooling is available in nearby North Hykeham. The village offers a local Co-op Store, village hall, takeaways, hairdresser, veterinary clinic and coffee bar. Lincoln, North Hykeham Newark are easily accessible via the A46.

ACCOMMODATION

ENTRANCE HALL

With external door to front elevation, laminate flooring, stairs to the First Floor Landing and radiator.

LOUNGE

13' 2" x 10' 8" (4.01m x 3.25m) With uPVC double glazed window to front elevation with fitted shutters, laminate flooring and radiator.

SITTING ROOM / STUDY

10' 7" x 9' 9" (3.23m x 2.97m) With uPVC double glazed window to front elevation with fitted shutters, laminate flooring, under stairs storage cupboard and radiator.



KITCHEN DINER

20' 3" x 9' 5" (6.17m x 2.87m) With uPVC double glazed window and double doors to rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with granite work surfaces over, 1 1/2 bowl sink unit, integral double oven and four ring ceramic hob with extractor fan over, integral dishwasher and fridge freezer, spotlights to ceiling and radiator.



UTILITY ROOM

6' 1" x 5' 2" (1.85m x 1.57m) With external door to rear elevation, tiled flooring, fitted with a range of wall and base units with granite work surfaces over, plumbing and space for a washing machine and tumble dryer, spotlights to ceiling and extractor fan.



WC

5' 2" x 3' 0" (1.57m x 0.91m) With uPVC double glazed window to side elevation, tiled flooring, low level WC, wash hand basin with tiled splash-back and extractor fan.

FIRST FLOOR LANDING

With uPVC double glazed window to side elevation, banister rail, access to roof void and storage cupboard.



BEDROOM 1
12' 10" x 11' 5" (3.91m x 3.48m) With uPVC double glazed window to rear elevation, fitted wardrobe and radiator.

EN-SUITE
6' 1" x 5' 9" (1.85m x 1.75m) With uPVC double glazed window to rear elevation, tiled flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, heated towel rail, spotlights to ceiling and extractor fan.



BEDROOM 2
12' 10" x 10' 9" (3.91m x 3.28m) With uPVC double glazed window to front elevation and radiator.

BEDROOM 3
9' 9" x 8' 11" (2.97m x 2.72m) With uPVC double glazed window to front elevation and radiator.

BEDROOM 4
8' 2" x 7' 6" (2.49m x 2.29m) With uPVC double glazed window to front elevation and radiator.



BATHROOM
7' 10" x 6' 4" (2.39m x 1.93m) With uPVC double glazed window to rear elevation, tiled flooring, fully tiled walls, suite to comprise of low level WC, vanity wash hand basin and bath, heated towel rail, spotlights to ceiling and extractor fan.

OUTSIDE
To the front/side of the property there is a block paved driveway providing off road parking which also gives access to the Detached Garage which has been partly converted into an Outside Pub/Entertaining Room with power and lighting. To the rear there is a patio seating area and lawned garden.





WEB SITE

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SELLING YOUR HOME – HOW TO GO ABOUT IT

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

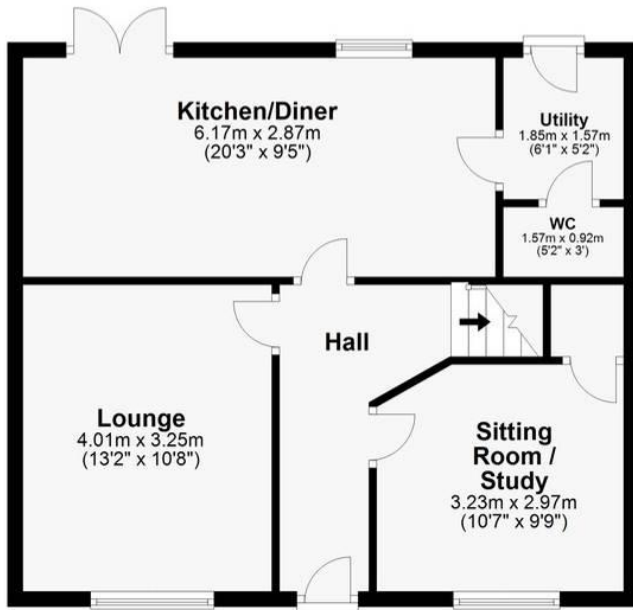
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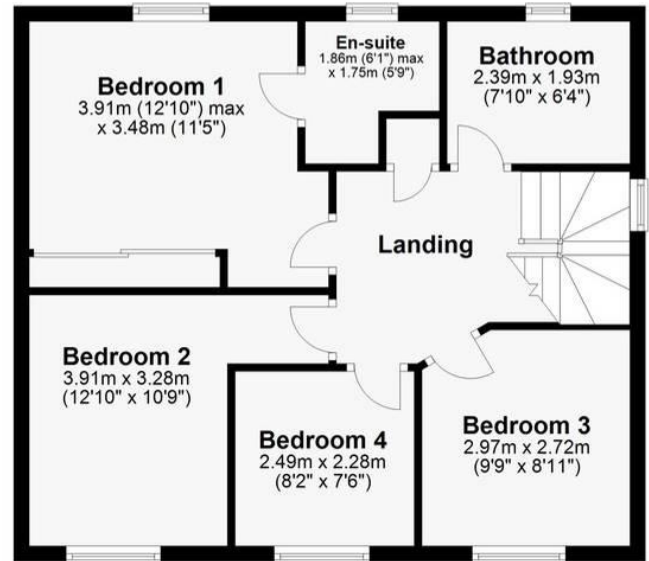
Ground Floor

Approx. 54.8 sq. metres (589.7 sq. feet)



First Floor

Approx. 54.3 sq. metres (585.0 sq. feet)



Total area: approx. 109.1 sq. metres (1174.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.



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