



30 Poppy Road

Witham St. Hughs, Lincoln, LN6 9YJ

£345,000

An immaculate four bedroom detached house, situated in the popular village of Witham St Hughs, conveniently located between the Cathedral City of Lincoln and Market Town of Newark. The spacious internal accommodation briefly comprises of Hall, Lounge, Dining Room, Cloakroom/WC, modern Kitchen/Diner, complementing Utility Room and a First Floor Landing leading to four double Bedrooms, En-Suite Shower Room and a Family Bathroom. The property sits on a corner plot with gardens to the front, side and rear, a block paved driveway and single garage. There is no Management Fee or Ground Rent for this property. Viewing of this stunning family home is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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 and Newark are easily accessible via the A46.



HALL

With staircase to first floor, understairs storage cupboard, radiator and double glazed windows to the front and rear aspects.

LOUNGE

14' 11" x 14' 9" (4.55m x 4.50m) With two double glazed windows to the front aspect, double glazed French doors to the rear garden, electric fire in feature fireplace and two radiators.

DINING ROOM

11' 2" x 10' 1" (3.41m x 3.08m) With double glazed windows to the front and side aspects and radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring, part tiled walls, radiator and double glazed window to the side aspect.



KITCHEN/DINER

22' 4" x 11' 2" (6.81m x 3.41m) Fitted with a modern range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, eye level electric oven, gas hob with extractor fan over, space for dishwasher, tiled flooring, tiled splashbacks, radiator, three double glazed windows to the side aspects and double glazed French doors to the rear garden.

UTILITY ROOM

Fitted with base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, tiled flooring and wall mounted gas fired central heating boiler.



FIRST FLOOR LANDING

With double glazed window to the rear aspect, airing cupboard and radiator.

BEDROOM 1

22' 0" x 11' 1" (6.72m x 3.40m) Fitted with a range of bedroom furniture including wardrobes, drawers and bedside tables, two double glazed windows to the side aspects and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, tiled flooring, chrome towel radiator and double glazed window to the side aspect.



BEDROOM 2

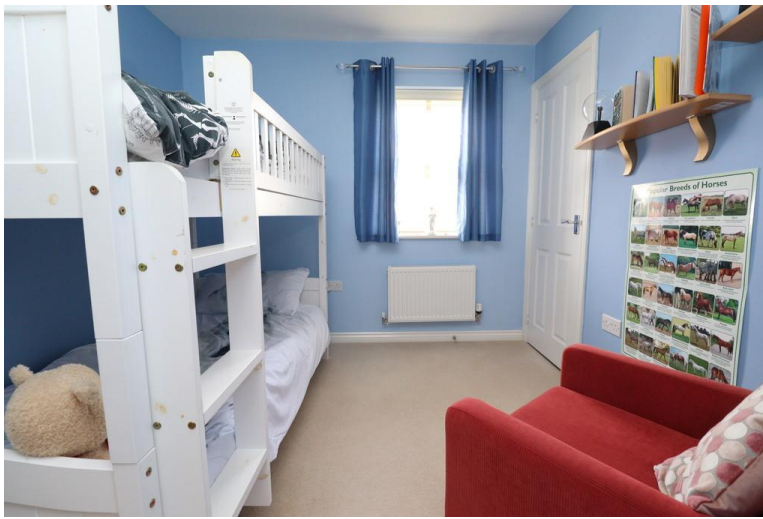
14' 11" x 10' 1" (4.56m x 3.08m) With three double glazed windows to the front, side and rear aspects and radiator.

BEDROOM 3

14' 4" x 9' 6" (4.39m x 2.91m) With two double glazed windows to the front and side aspects and radiator.

BEDROOM 4

8' 11" x 11' 8" (2.72m x 3.58m) With double glazed windows to the front aspect, storage cupboard and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, part tiled walls, tiled flooring, chrome towel radiator and double glazed window to the side aspect.

OUTSIDE

The property sits on a pleasant corner plot with lawned gardens to the front with mature flowerbeds. To the side there is a block paved driveway providing off street parking and giving access to the single garage, with up and over door and side personal door. To the rear there is a beautifully landscaped enclosed garden with lawned area, mature flowerbeds, patio seating area, decked area and shed.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.n.e

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We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Etheridge, Ringrose Law LLP, Burton and Co, Bridge MFA and, Dale & Co and Giskon 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 Water 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 will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556098 and ask for Steven Spivey MRICS.

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

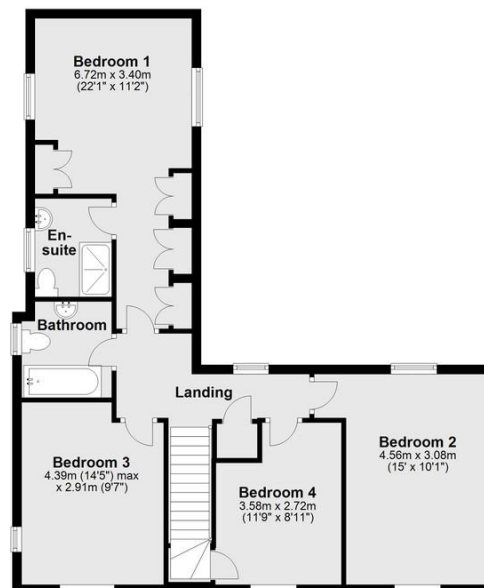
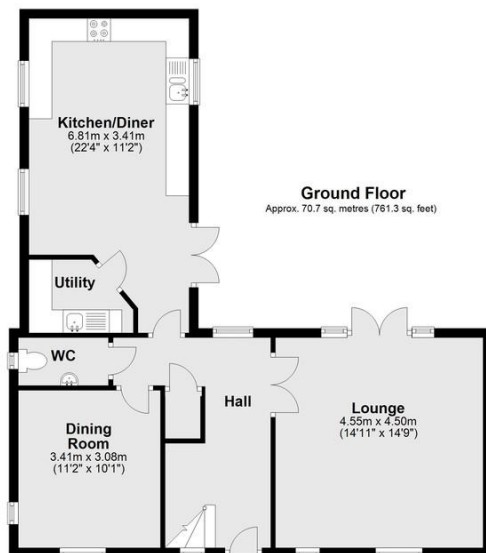
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents give no other warranty.

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 whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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First Floor

Approx. 73.3 sq. metres (789.0 sq. feet)



Total area: approx. 144.0 sq. metres (1550.4 sq. feet)

For illustration purposes only
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

