



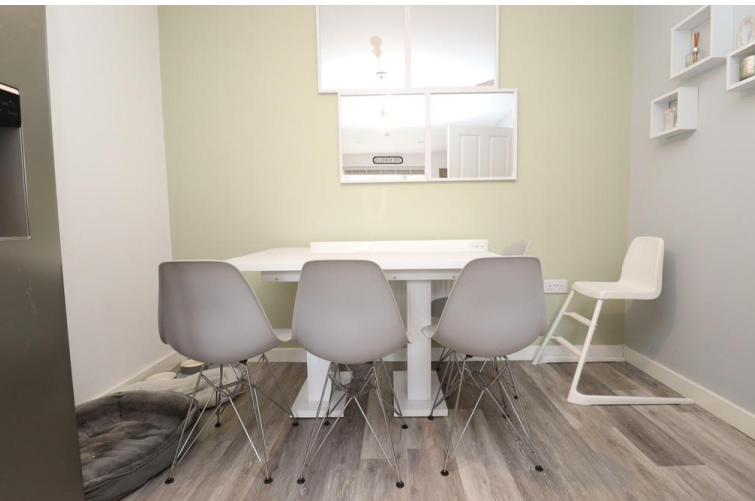
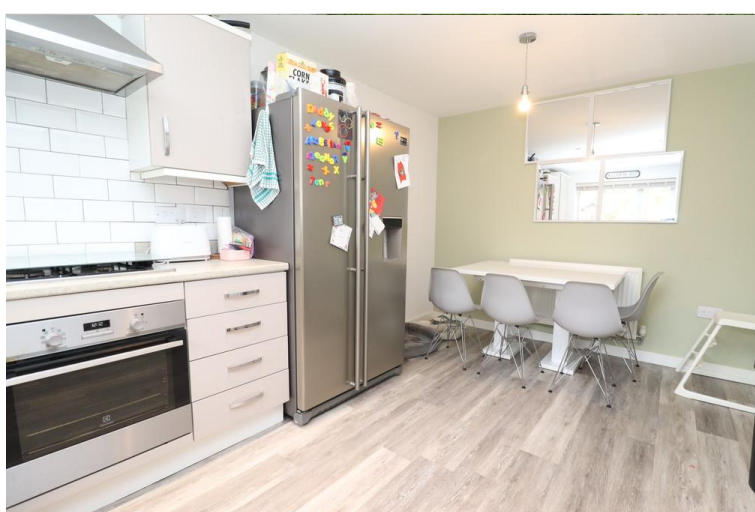
## 9 Charlock Close

Witham St. Hughs, Lincoln, LN6 9WX

**£240,000**

A four bedroom semi detached house with spacious and well-presented living accommodation spread over three floors in the popular village of Witham St. Hughs, between the Cathedral City of Lincoln and Market Town of Newark. The property is just five years old with accommodation comprising of Hall, Cloakroom/WC, Lounge, Kitchen/Diner, four Bedrooms, Master En-Suite Shower Room and Family Bathroom. Outside there is a driveway with parking for multiple vehicles and gardens to the front and the rear of the property. Viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B**

**COUNCIL TAX BAND – C**

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

There is a monthly service charge of £13.56.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**DIRECTIONS**

Head South out of Lincoln on the A46 Lincoln Bypass and follow the signs towards Newark. Proceed along the A46 and turn left at the Swinderby roundabout where signposted to Witham St Hughs. Continue along and at the roundabout turn left onto Warren Lane. Proceed along Warren Lane and proceed straight across at the second roundabout. Turn right onto Juniper Way, then left onto Yarrow Way and left again onto Charlock Close where the property is located.



## 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 nearby in 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 all easily accessible via the A46.

## ACCOMMODATION

### HALL

With staircase to First Floor, laminate flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, laminate flooring, radiator and double glazed window to the front aspect.

### KITCHEN/DINER

15' 3" x 9' 6" (4.67m x 2.92m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for a fridge freezer, dishwasher and washing machine, electric oven, gas hob with extractor fan over, wall-mounted Ideal gas-fired central heating boiler, tiled splashbacks, spotlights, laminate flooring, radiator and double glazed window to the front aspect.

### LOUNGE

16' 7" x 10' 1" (5.06m x 3.08m), with double glazed window to the rear aspect, double glazed French doors to the rear garden and radiator.

### FIRST FLOOR LANDING

With staircase to the Second Floor.

### BEDROOM 2

13' 6" x 9' 7" (4.12m x 2.94m), with double glazed window to the rear aspect and radiator.

### BEDROOM 3

12' 0" x 9' 6" (3.68m x 2.91m), with double glazed window to the front aspect and radiator.

### BEDROOM 4

10' 2" x 6' 8" (3.12m x 2.04m), with double glazed window to the rear aspect and radiator.

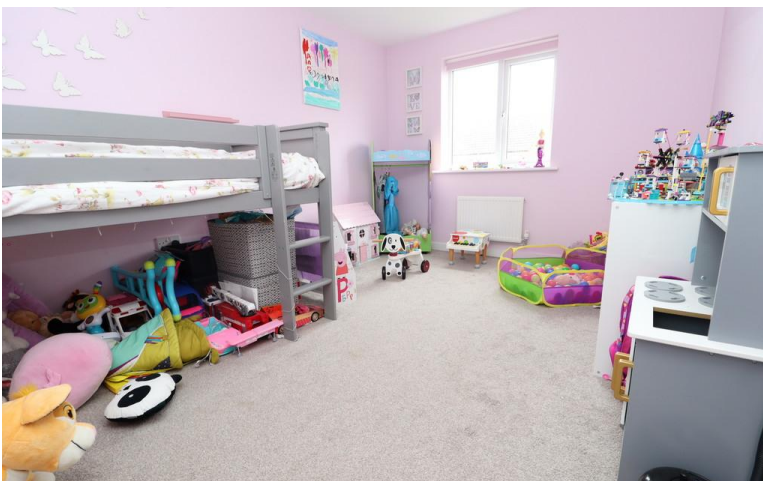
### BATHROOM

6' 8" x 5' 6" (2.05m x 1.69m), fitted with a three piece suite comprising of panelled bath with shower attachment, close coupled WC and pedestal wash hand basin, tiled splashbacks, laminate flooring, radiator and double glazed window to the front aspect.

### SECOND FLOOR LANDING

### BEDROOM 1

16' 6" x 13' 1" (5.04m x 3.99m), with double glazed dormer window to the front aspect, Velux window to the rear aspect and radiator.





### EN SUITE SHOWER ROOM

8' 1" x 6' 6" (2.47m x 1.99m), fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, laminate flooring, radiator and Velux window.

### OUTSIDE

To the front of the property there is a gravelled garden and a tarmac driveway providing off-street parking for multiple vehicles. To the rear there is an enclosed garden laid mainly to lawn with a patio area, decked area, established shrubs and flower beds.

### 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.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland 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.

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.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 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

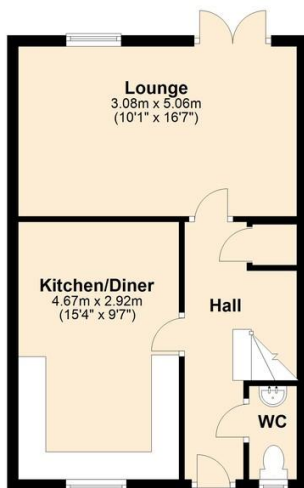
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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.

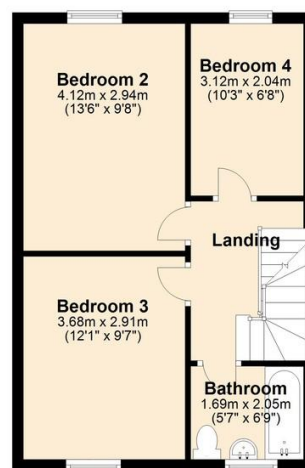
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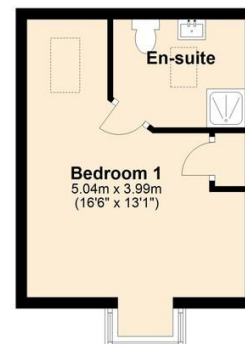
**Ground Floor**  
Approx. 39.7 sq. metres (427.6 sq. feet)



**First Floor**  
Approx. 40.1 sq. metres (431.3 sq. feet)



**Second Floor**  
Approx. 20.4 sq. metres (219.1 sq. feet)



Total area: approx. 100.1 sq. metres (1077.9 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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