



## 1 Blackbird Way

Witham St. Hughs, Lincoln, LN6 9FL



Book a Viewing!

**£230,000**

**NO ONWARD CHAIN** - Situated in the ever popular and convenient village of Witham St Hughs, a 3 / 4 bedroom semi -detached house with spacious accommodation comprising of hall, cloakroom/WC, utility room and ground floor bedroom 4/study. The first floor landing leads to the lounge/diner and kitchen/breakfast room and the second floor landing leads to three bedrooms, master with en-suite shower room and family bathroom. Outside is a front garden, a driveway, an integral single garage and an enclosed rear garden. Viewing of this property is highly recommended.





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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – C.

**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 the first floor landing, under stairs storage cupboard, laminate flooring and radiator.

#### **CLOAKROOM/WC**

With close coupled WC, wall mounted wash hand basin, tiled splash-backs, laminate flooring and radiator.

#### **UTILITY ROOM**

Fitted with a range of base and wall units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for washing machine, tiled splash-backs, radiator and door to the rear garden.

#### **BEDROOM 4/STUDY**

10' 11" x 9' 1" (3.34m x 2.78m) With double glazed French doors to the rear garden, laminate flooring and radiator.



#### **FIRST FLOOR LANDING**

With staircase to the second floor landing, double glazed window to the side aspect and radiator.

#### **LOUNGE/DINER**

17' 2" (max) x 15' 10" (max) (5.23m x 4.83m) With double glazed Juliet balcony and double glazed window to the front aspect and two radiators.

#### **KITCHEN/BREAKFAST ROOM**

16' 2" (max) x 11' 1" (max) (4.93m x 3.38m) Fitted with a range of base and wall units with work surfaces over, stainless steel 1.5 bowl sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan over, spaces for a dishwasher and fridge freezer, tiled splash-backs, radiator and two double glazed windows to the rear aspect.



#### **SECOND FLOOR LANDING**

With airing cupboard and radiator.

#### **BEDROOM 1**

11' 8" x 11' 3" (3.58m x 3.43m) With double glazed window to the front aspect, fitted wardrobes and radiator.

#### **EN-SUITE SHOWER ROOM**

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splash-backs, radiator and double glazed window to the front aspect.

#### **BEDROOM 2**

12' 2" x 8' 6" (3.71m x 2.60m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

#### **BEDROOM 3**

7' 10" x 7' 5" (2.40m x 2.28m) With double glazed window to the rear aspect and radiator.

#### **BATHROOM**

Fitted with a three piece suite comprising of panelled bath with shower attachment, close coupled WC and pedestal wash hand basin, tiled splash-backs and radiator.





## OUTSIDE

To the front of the property is a lawned garden and a driveway providing off road parking and giving access to the integral garage. The integral garage has an up and over door to the front, internal door to the hall, light and power. To the rear of the property is an enclosed garden laid principally to lawn with patio seating area and mature shrubs.

### 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, Dale & Co, Bird & 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, J Walter and Callum Lyman 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 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

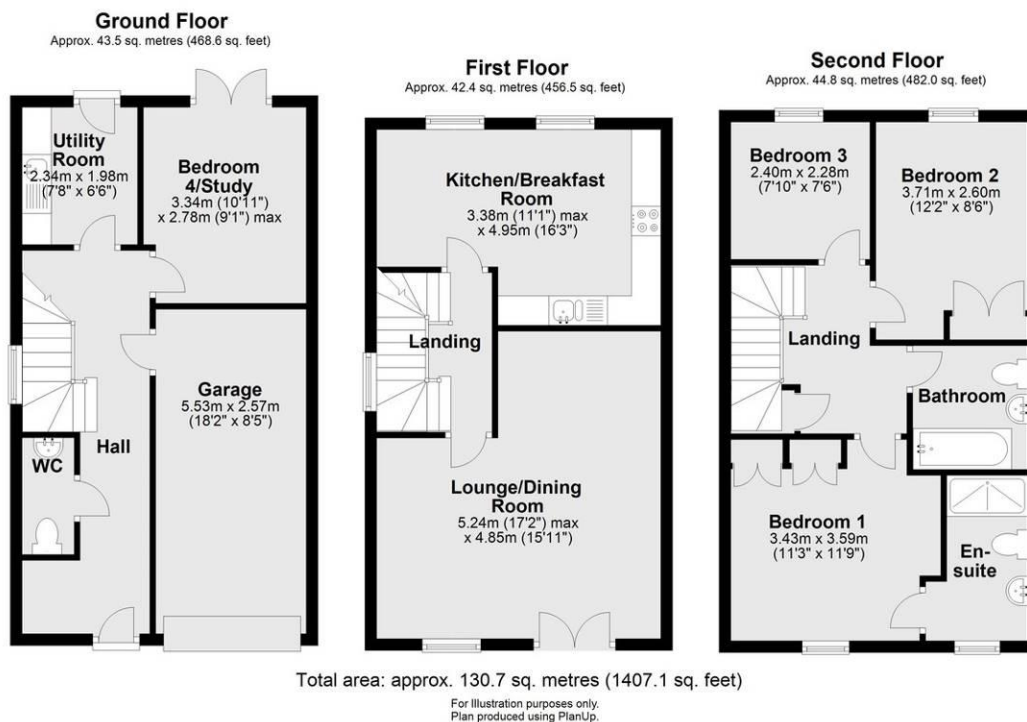
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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.
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