



14 Warren Lane

Witham St. Hughs, Lincoln, LN6 9US



Book a Viewing!

£230,000

A modern three storey town house in the popular village of Witham St Hughs, conveniently located between the Cathedral City of Lincoln and Market Town of Newark. The well-presented accommodation on offer comprises of Hall, Cloakroom/WC, Kitchen/Diner, versatile ground floor Reception Room/Bedroom, First Floor Landing leading to Lounge with Juliet Balcony and Bedroom 2 and a Second Floor Landing leading to two further Bedrooms, master with En-suite Shower Room and a Family Bathroom. Outside are well-presented front and rear gardens, an allocated parking space and a single garage in a block. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

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.



ACCOMMODATION

HALL

With staircase to the first floor, wood effect flooring and radiator.

RECEPTION ROOM/BEDROOM 4

10' 0" x 8' 8" (3.06m x 2.65m) With double glazed window to the front aspect, wood effect flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled flooring, part tiled walls and radiator.



KITCHEN/DINER

12' 9" x 12' 7" (3.91m x 3.86m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan over, integrated dishwasher, spaces for fridge freezer and washing machine, tiled flooring, splashbacks, under stairs storage cupboard, radiator, double glazed window and French doors to the rear garden.

FIRST FLOOR LANDING

With staircase to the second floor and radiator.

LOUNGE

12' 8" x 10' 0" (3.88m x 3.06m) With decorative fireplace, double glazed Juliet balcony and window to the front aspect and radiator.



BEDROOM 2

10' 8" x 9' 8" (3.26m x 2.96m) With double glazed window to the rear aspect, fitted wardrobes, laminate flooring and radiator.

SECOND FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

10' 5" x 10' 2" (3.19m x 3.12m) With two double glazed windows to the front aspect, fitted wardrobes, wood effect laminate flooring and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wall mounted wash hand basin, part tiled walls, laminate flooring and radiator.

BEDROOM 3

9' 9" x 5' 10" (2.98m x 1.80m) With double glazed window to the rear aspect, laminate flooring 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, laminate flooring, radiator and double glazed window to the rear aspect.

OUTSIDE

The property faces onto a pleasant green area with a well-presented front garden. To the rear there is an enclosed garden laid mainly to artificial grass with a patio seating area and flowerbeds. To the rear of the property there is an allocated off street parking space with single garage in a block.



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

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 - HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison 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. Water and Calum 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 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 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

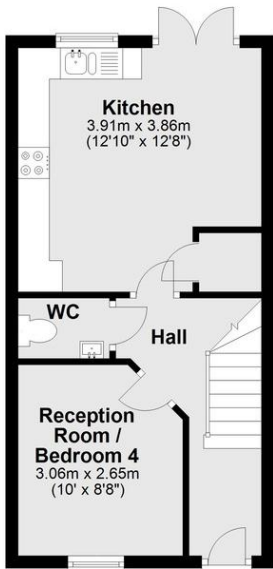
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given that:

1. These 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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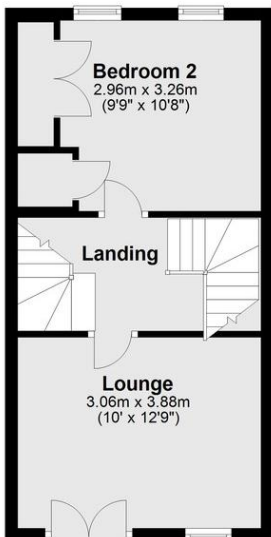
Ground Floor

Approx. 31.6 sq. metres (339.7 sq. feet)



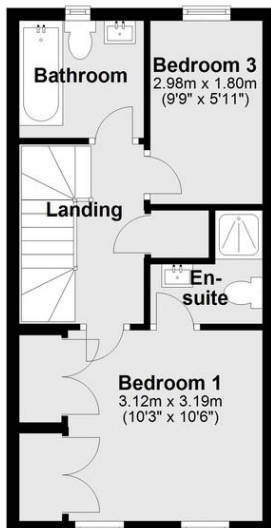
First Floor

Approx. 31.3 sq. metres (336.9 sq. feet)



Second Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



Total area: approx. 94.4 sq. metres (1016.5 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.

