



## 9 Bluebell Walk, Witham St. Hughs, Lincoln, LN6 9WN



Book a Viewing!

**£340,000**

Situated in the popular village of Witham St Hughs, a thoughtfully reconfigured four bedroom detached house with spacious living accommodation comprising of hall, through lounge, study, cloakroom/WC, spacious open plan kitchen/dining room, playroom, first floor landing, master bedroom with dressing room/walk-in wardrobe, three further bedrooms and two bathrooms. Outside is a front garden, a landscaped rear garden, single garage in a block and an allocated parking space. The property further benefits from having solar panels. Viewing of this property is highly recommended to appreciate the versatile and well presented accommodation on offer.





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### SERVICES

All mains services available.

Gas fired central heating.

Solar Panels.

### LOCAL AUTHORITY

North Kesteven District Council.

EPC RATING – B.

COUNCIL TAX BAND – D.

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.

## LOUNGE

17' 4" x 10' 7" (5.30m x 3.24m) With three double glazed windows to the front and side aspects, double glazed sliding patio doors to the rear garden and radiator.



## STUDY

10' 3" x 7' 6" (3.14m x 2.31m) With double glazed window to the front aspect, laminate flooring and radiator.



## CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity style unit, radiator, tiled splash-backs and flooring and double glazed window to the side aspect.

## KITCHEN/DINER

23' 5" (max) x 16' 3" (max) (7.14m x 4.95m) Fitted with a stylish range of base and wall units with work surfaces over, 1.5 bowl sink with side drainer and mixer tap over, eye level electric oven, five ring gas hob with extractor fan over, integrated dishwasher and washing machine, space for an American style fridge freezer, tiled splash-backs, laminate flooring, breakfast bar, radiator and two double glazed windows to the side aspects.





## PLAY ROOM

9' 5" x 7' 7" (2.88m x 2.33 m) With double glazed French doors to the garden, double glazed window to the side aspect and laminate flooring.

## FIRST FLOOR LANDING

With double glazed window to the side aspect and airing cupboard.

## BEDROOM 1

13' 8" x 9' 4" (4.19m x 2.87m) With double glazed windows to the side and rear aspects and radiator.

## DRESSING ROOM

10' 5" x 7' 5" (3.19m x 2.27m) With a range of fitted wardrobes, laminate flooring, radiator and double glazed window to the side aspect.

## BEDROOM 2

10' 5" x 9' 6" (3.18m x 2.92m) With double glazed window to the front aspect and radiator.



## BEDROOM 3

10' 9" x 8' 3" (3.30m x 2.52m) With double glazed window to the rear aspect and radiator.

## BEDROOM 4

9' 3" x 8' 10" (2.82m x 2.71m) With double glazed window to the front aspect, fitted wardrobes and radiator.



## BATHROOM ONE

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and wash hand basin in a vanity style unit, part tiled walls, towel radiator and double glazed window to the side aspect.







## BATHROOM TWO

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, tiled walls, laminate flooring, chrome towel radiator and double glazed window to the front aspect.

## OUTSIDE

To the front of the property is a lawned front garden with mature shrubs. To the rear of the property is a garage in a block and a parking space. There is an enclosed rear garden laid to artificial lawn with decked seating area and block paved seating area.



### WEB SITE

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### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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.

### 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

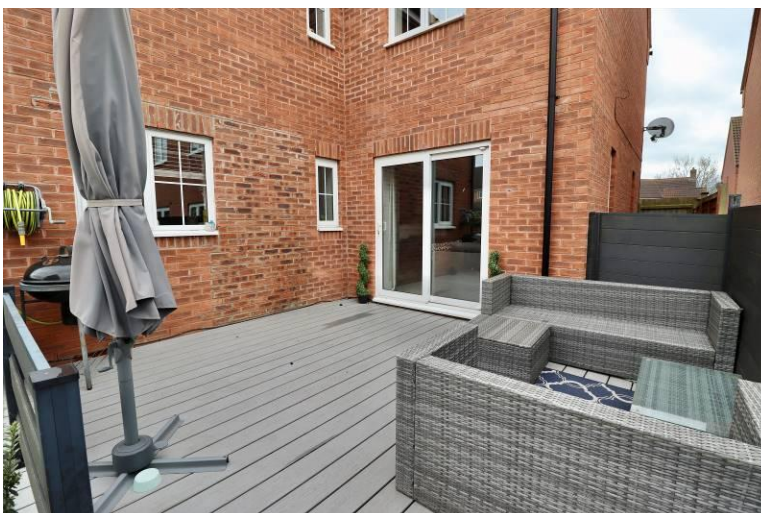
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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:

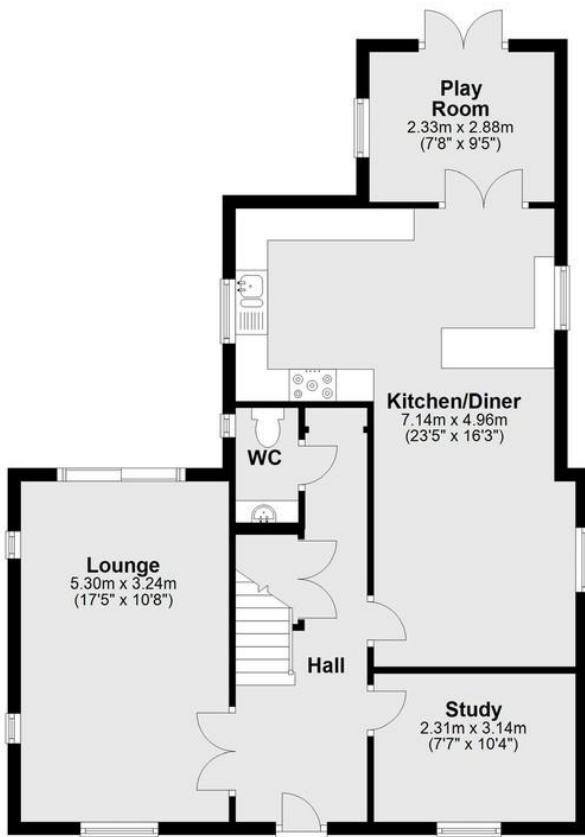
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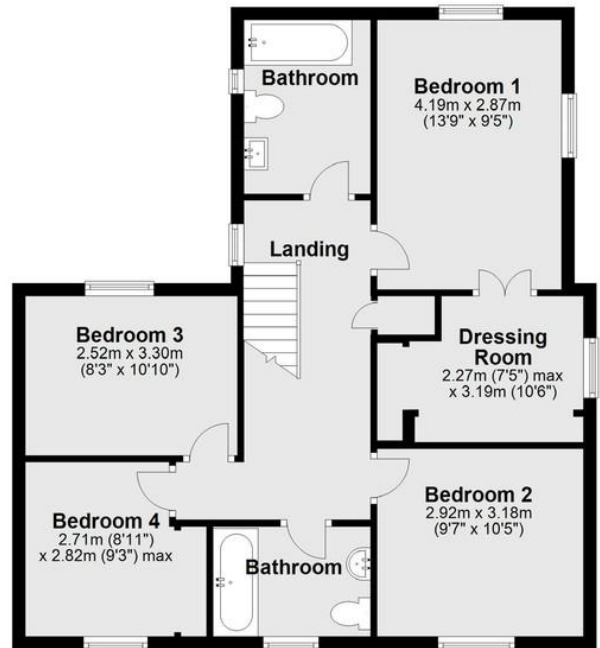
### Ground Floor

Approx. 73.5 sq. metres (791.5 sq. feet)



### First Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



Total area: approx. 140.5 sq. metres (1512.0 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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