



## 42 Warren Lane

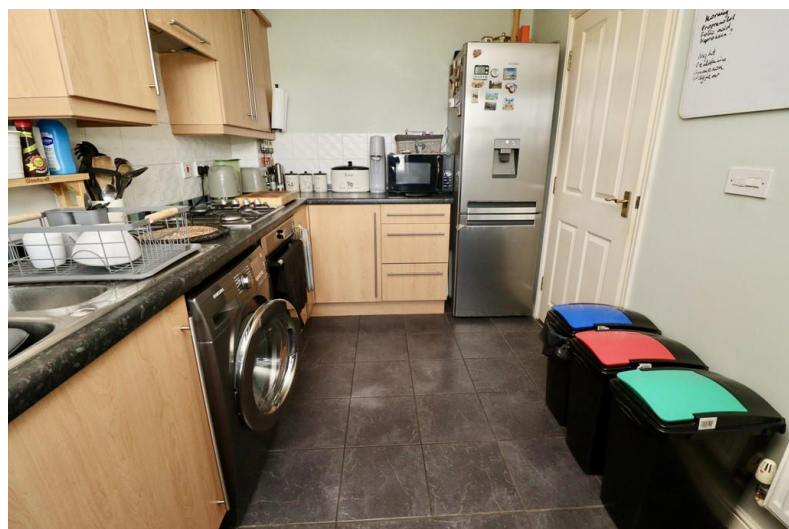
Witham St. Hughs, LN6 9US



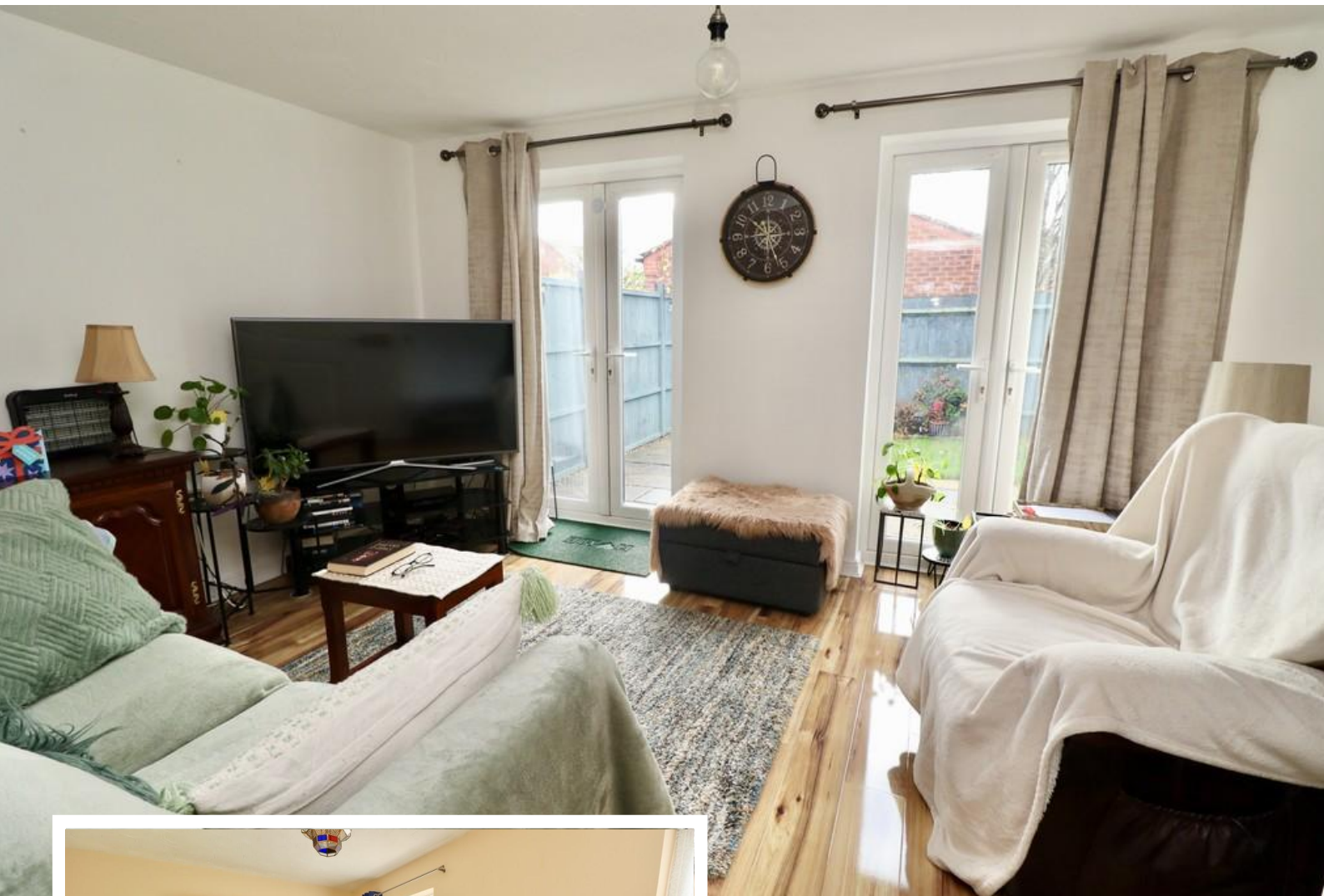
Book a Viewing!

**£180,000**

Situated close to the heart of the ever popular and well served village of Witham St Hughs, this modern Two Bedroom End Terra ced Home offers well presented accommodation throughout. The internal layout comprises an Entrance Hall, Cloakroom/WC, contemporary Kitchen, and a light and airy Lounge/Diner with access to the rear garden. To the First Floor are Two Double Bedrooms and a modern Family Bathroom. Outside, the property enjoys a pleasant front garden, an enclosed rear garden, and a driveway providing off-street parking leading to a single garage. An ideal first home or investment opportunity, offered for sale with no onward chain. Early viewing is highly recommended.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – A.

**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.





#### ENTRANCE HALL

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

#### CLOAKROOM/WC

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

#### KITCHEN

11' 7" x 7' 6" (3.55m x 2.30m) 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, electric oven, gas hob with extractor fan over, spaces for washing machine, dishwasher and fridge freezer, tiled flooring and splashbacks, radiator and double glazed window to the front aspect.



#### LOUNGE

14' 6" x 10' 3" (4.44m x 3.13m) With two sets of double glazed French doors to the rear garden, under stairs storage cupboard, wood effect laminate flooring and radiator.

#### FIRST FLOOR LANDING

With radiator.

#### BEDROOM 1

14' 7" x 8' 9" (4.47m x 2.67m) With two double glazed windows to the rear aspect, double wardrobe, airing cupboard and radiator.

#### BEDROOM 2

14' 7" x 7' 8" (4.45m x 2.35m) With two double glazed windows to the front aspect, double wardrobe, over stairs 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, tiled splashbacks and radiator.

#### OUTSIDE

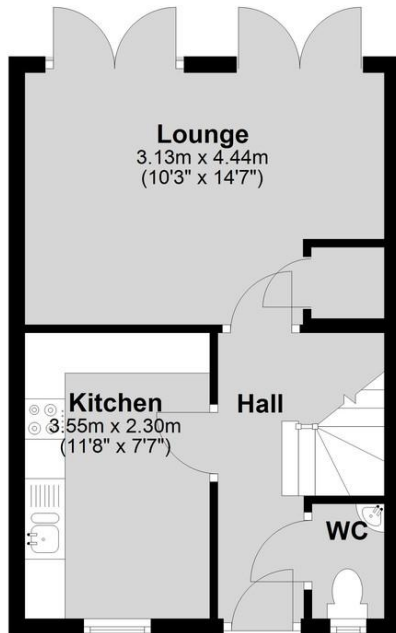
The property enjoys a pleasant front garden, an enclosed rear garden, and a driveway providing off-street parking leading to a single garage.





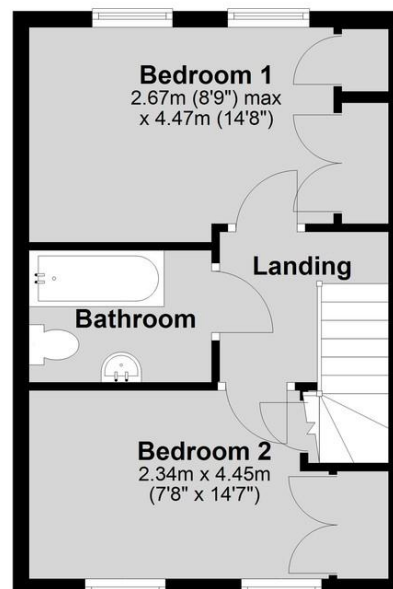
## Ground Floor

Approx. 30.2 sq. metres (325.2 sq. feet)



## First Floor

Approx. 30.6 sq. metres (329.1 sq. feet)



Total area: approx. 60.8 sq. metres (654.3 sq. feet)

### 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

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

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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 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 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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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.



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