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12 Moorhen Close, Witham St Hughs, LN6 9JD



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lovelle



Asking Price £120,000



This modern 2-bedroom apartment. Features a spacious open-plan kitchen and living area. The master bedroom includes an en-suite, with a second flexible bedroom. Located in a popular residential area, it's perfect for first-time buyers or those looking to downsize. Close to local amenities.

#### Key Features

- Modern 2-bedroom apartment
- Master bedroom with en-suite shower room
- Open-plan, kitchen and living area
- Allocated parking space
- Popular residential neighborhood
- Ideal for couple or professionals
- EPC rating C
- Tenure: Leasehold



## Introduction

This well-presented two-bedroom flat, located in the popular area of Witham St. Hughes, offers a modern and comfortable living space. The property features a spacious open-plan kitchen and living area, perfect for both relaxing and entertaining. The kitchen is well-equipped with modern appliances, while the living space provides ample room for furniture and decoration.

The master bedroom boasts its own en-suite bathroom, offering additional privacy and convenience, while the second bedroom is well-sized and ideal for guests, a home office, or additional storage.

Situated in a peaceful residential location, this apartment provides a great balance of comfort, functionality, and ease of access to local amenities. An ideal home for first-time buyers or those looking to downsize, this property offers great potential for a range of buyers.

## Accommodation

### Entrance Hallway

1.17m x 3m (3'10" x 9'10")

Spacious entrance to the property with 2 storage cupboards, radiator and wood flooring.

### Kitchen/Living Area

3.18m x 5.64m (10'5" x 18'6")

Large open plan kitchen and living area, complete with space for a dishwasher, washing machine, fridge/freezer. Features a gas hob and integrated oven. In the living area, double glazed double doors to Juliet side balcony, and an additional double glazed window to rear.

### Bedroom 1

3.04m x 3.56m (10'0" x 11'8")

Double bedroom, double glazed window to the rear. Built in wardrobe, en-suite attached.

### Bedroom 2

2.17m x 2.53m (7'1" x 8'4")

Double bedroom, double glazed window to the rear. Attached storage units.



## Bathroom

2.13m x 1.67m (7'0" x 5'6")

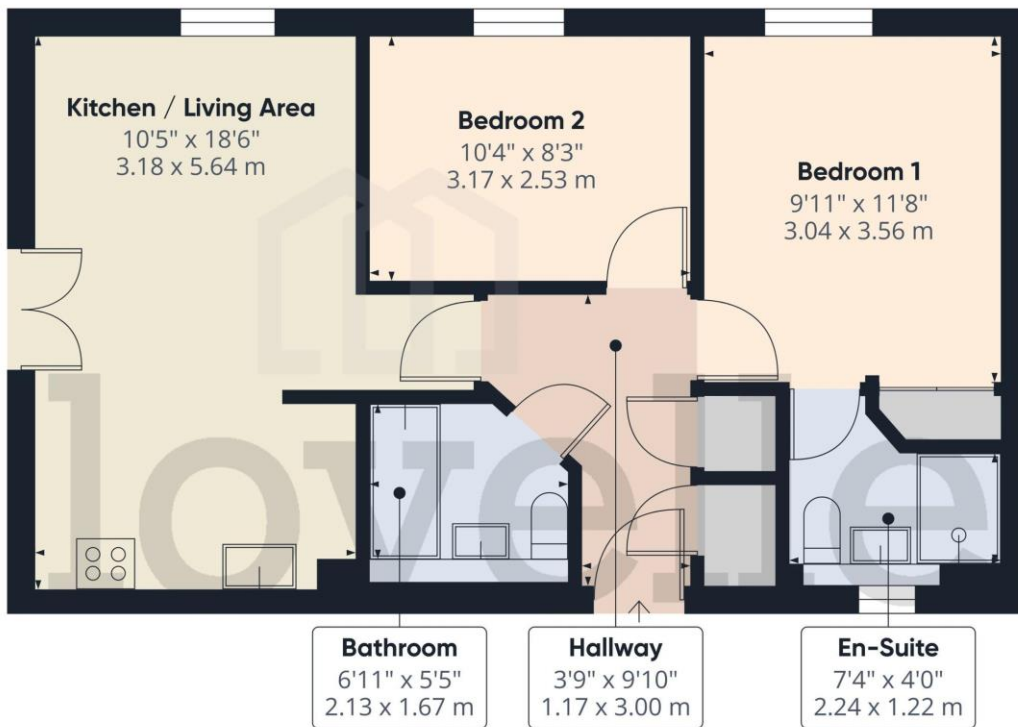
Bath, sink unit, and WC. Extractor fan, shavers wall socket, and vinyl flooring.

## En-Suite

2.24m x 1.22m (7'4" x 4'0")

Comfortable En-suite, extractor fan, attached storage and mirror unit. Double glazed window to the front, radiator, vinyl flooring, splash backs panels, double shower cubicle with main shower, pedestal wash hand basin, and low level WC.





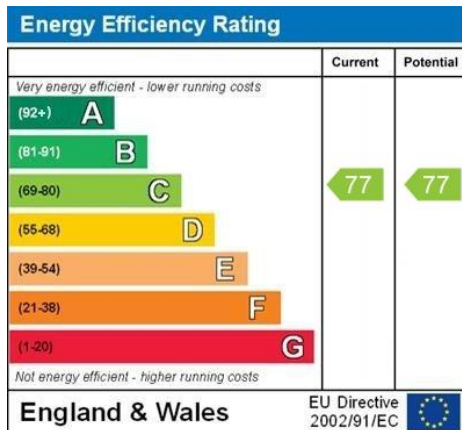
Approximate total area<sup>(1)</sup>  
566.06 ft<sup>2</sup>  
52.59 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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