



For me, one of the loveliest things about our little historic market town is the fact that it is still possible to find beautiful properties in areas that few people really know about, and I have often thought that some of the wonderful period properties that line the River Witham are little gems hidden away, yet still right in the town.

This area enjoys an attractive waterfront position, a pleasant tree-lined stroll from the Marina, close to Central Park, the cobbled streets of Wormgate and then into the Market Place itself. Indeed, if you walk away from the town along the bank it is not long at all before the town is left behind you and you can enjoy either an attractive riverside or woodland walk. Often with incredibly long driveways, you could be forgiven for never realising that this row of period properties are there, and that really is the secret to the charm of this lovely Georgian house.

With a double garage and parking at one end, a long private footpath leads up to the back of the property through an attractive garden of flowering plants, shrubs and a small orchard of various fruit trees. Arranged over three stories, the property offers incredibly versatile accommodation including six or even seven bedrooms over three floors.

The whole of the ground floor could serve equally well as a two bedroom self-contained unit, complete with its own kitchen and wet room, whilst to the first floor is a well-appointed lounge and dining room, a comfortable sitting room/snug with an open fire, breakfast kitchen and a cloakroom. The main front entrance door leads out onto Witham Bank West and a staircase then leads up to the second floor where there are four double bedrooms and a lovely bathroom with a high level WC and a free standing bath, as well as a double shower cubicle.

Buyers can be assured that for such a substantial property, the current owner has invested considerably, with updates including new windows and exterior doors, updating of both kitchens, carpets as needed plus a new patio, recently painted exterior and landscaping. To summarise, this versatile property is an absolutely charming combination of contemporary elements, period features and an ever-changing view of the riverside through the seasons.

Tenure: Freehold. EPC 'D' 61. Council Tax 'D'



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Part Glazed uPVC back door leads into an Entrance Hall extending into the open plan annex kitchen.

Ground Floor 'Annexe' Kitchen 4.05m x 3.57m - Has a tiled floor, uPVC window overlooking the patio and garden. The kitchen comprises a range of modern white cupboard and drawer units to both base and eye level, with work surfaces including breakfast bar. Inset stainless steel style sink/drainage with mixer tap, four ring hob with extractor canopy, eye level oven and grill, integral fridge and space for washing machine. The kitchen extends to an inner hallway measuring 4.29m x 1.92m having stairs to the first floor, doors leading to:

Ground Floor Lounge 3.45m x 3.38m – Has French doors to the rear and door to ground floor bedroom.

Ground Floor Bedroom 3.96m x 3.40m – Two windows to the side, laminate floor, fitted storage cupboards.

Ground Floor Bedroom Two 4.01m x 4.15m – Also a generous double bedroom with two uPVC windows to the side, radiator and recessed lighting.

Ground Floor Wet Room – Along with the Annex Kitchen, the wet room is another recent improvement by the current owner, having tiled walls and floor and comprising a suite of close-coupled WC, pedestal hand basin and Mira shower with both hand-held shower and rain head. Heated towel rail and extractor fan.

First Floor Landing/ Main Entrance - With external door to the front aspect, staircase to the second floor, store cupboard and doors arranged off to:

Breakfast Kitchen 3.57m x 3.41m – The kitchen comprises a range of contemporary drawer and cupboard units at both base and eye level, with work surfaces including breakfast bar and having an inset one-and-a-half bowl stainless steel sink/drainage with mixer tap. Integral appliances include full-size dishwasher and refrigerator, four ring induction hob with extractor canopy, eye-level oven and a grill.

Cloakroom – Houses a WC and pedestal wash basin, window to the rear.

Lounge with Dining Area off (4.28m x 5.51m) + (4.00m x 3.44m)– Having window to the rear and a bay window to the front aspect. There is a radiator in each room, spotlights to the ceiling in the dining area and a central ceiling light point in the drawing room where there is also an attractive stainless steel open grate fireplace suitable for use as an open fire with fire surround and hearth.

Sitting Room/ Snug 5.00m x 3.38m – Having a window to the front, an open fireplace with a stone composite surround and an ornate cast iron arched interior and hearth.

Second Floor

Bedroom One 3.97m x 3.67m – Window to the front overlooking the riverside and fitted sliding mirror-fronted wardrobes to one wall. Radiator.

Bedroom Two 4.11m x 3.49m – This double bedroom also overlooks the river and has a range of fitted furniture to include built in wardrobes and a drawer unit.

Bedroom Three 3.54m x 3.07m – Window to the rear overlooking the garden. Radiator.

Bedroom Four 3.09m x 2.45m – Window to the rear, radiator

Box / Study 2.12m x 1.84m – Window to the front, radiator.

Bathroom – Having a window to the rear and a lovely four piece suite of free-standing double ended bath with chrome mixer tap, WC with high level cistern and brackets, pedestal wash basin and corner shower cubicle with chrome rain shower head. There is a chrome heated towel rail, half panelling to the walls and an airing cupboard housing the gas fired boiler which has [removable] shelving to enable easy access.

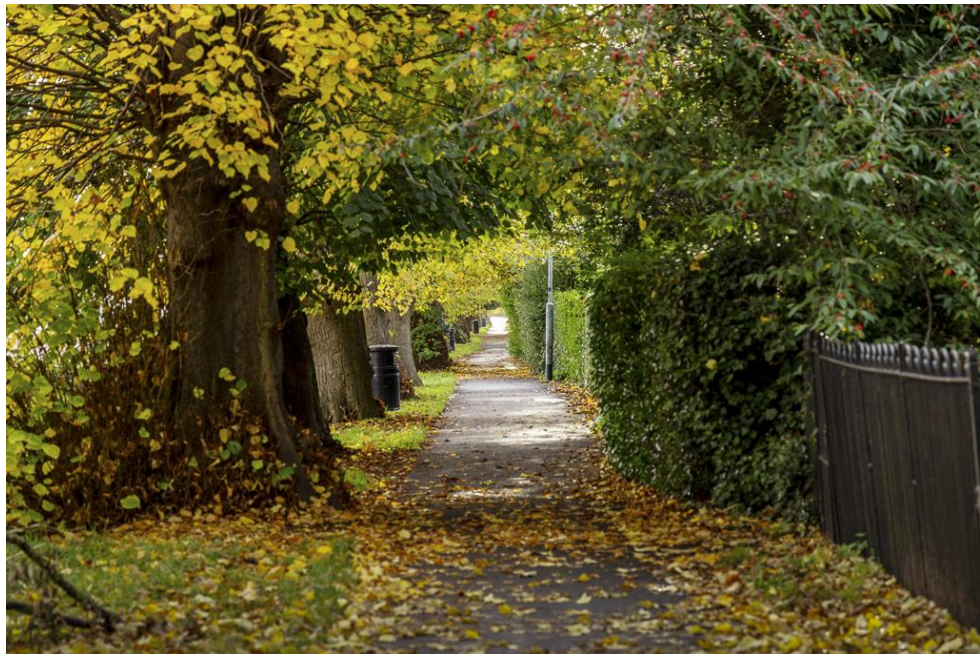
Outside - vehicular access is via Castle Street which leads onto the gravel drive and to the **Double Garage 7.30m x 6.26m**. The garage has two up and over doors and has previously had planning permission to add a second floor above the garage though this has now lapsed. The long, established garden has been well planted over the years with an abundance of spring bulbs, which then give way to flowering summer borders. A greenhouse will be included within the sale, and the buyer will also inherit a small orchard of mature fruit trees to include medlar, plums, apples and a walnut tree. The garden extends to an attractive patio area which has been recently added. Spanning the width of the property, the patio is set well back behind the garden and offers a substantial seating/ ideal for entertaining in the summer months.





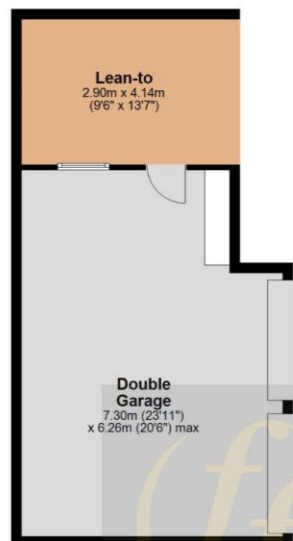






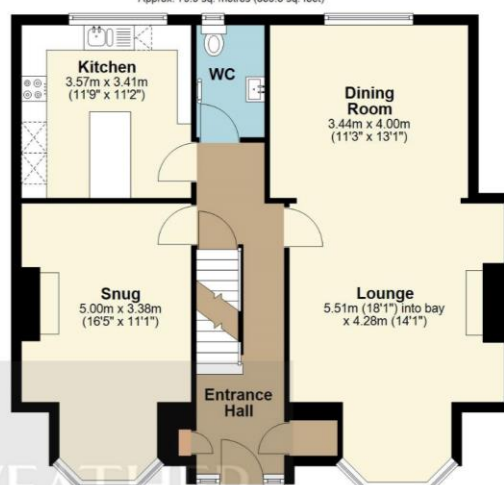
Garage to Rear

Approx. 55.9 sq. metres (601.8 sq. feet)



First Floor

Approx. 79.9 sq. metres (859.5 sq. feet)



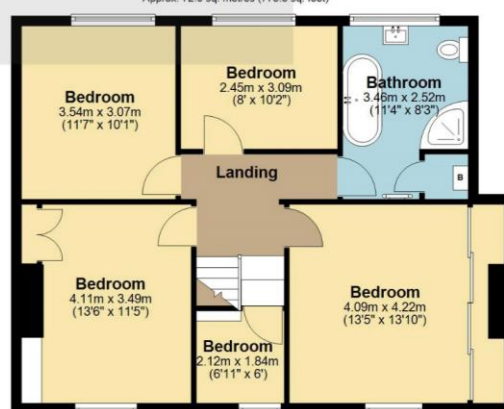
Ground Floor

Approx. 71.4 sq. metres (768.3 sq. feet)



Second Floor

Approx. 72.0 sq. metres (775.5 sq. feet)



NOTE:

This property is situated in a conservation area.

All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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