



16 Charlock Close, Witham St. Hughs, LN6 9WX

Offers Over £325,000







# 16 Charlock Close

Witham St. Hughs, LN6 9WX

- Four Bedroom Detached Family Home
- Kitchen Diner
- Ensuite To Master
- Council Tax Band D & EPC B
- Gas Central Heating
- Two Reception Rooms
- Utility Room & WC
- Garage & Parking
- Enclosed Rear Garden
- Cul De Sac Location

**\*MOVE IN READY FAMILY HOME - A Blooming Delight!** Nestled in the desirable Charlock Close, in the heart of the blossoming community of Witham St. Hughs, this stunning detached house offers a perfect bouquet of modern living and family comfort. Built in 2017, this contemporary home exudes a fresh and vibrant design that will captivate you from the moment you arrive. Step inside and be greeted by not one, but two spacious reception rooms, offering a wealth of space for relaxation, entertaining, and creating lasting memories. Imagine family gatherings in the stylish kitchen diner, a sun-drenched space where culinary creations and laughter bloom. The thoughtfully designed layout creates a seamless flow, allowing you to move effortlessly between the living areas. Four well-proportioned bedrooms, including a master suite with its own private ensuite, provide a peaceful retreat for every member of the family. The entire home reflects a commitment to quality craftsmanship, a testament to the care and attention poured into its creation. It's a truly move-in ready haven, waiting for you to add your personal touch. Outside, a private, enclosed rear garden awaits, with a lush lawn, shrub borders, and a paved seating area – perfect for enjoying sunny afternoons and al fresco dining. The front of the property offers generous off-road parking, with even more space in front of the garage at the rear. Beyond the doorstep, the vibrant community of Witham St. Hughs beckons. Enjoy the best of both worlds – the peaceful charm of village life, just a short hop from the historic city of Lincoln (8 miles) and the bustling market town of Newark-on-Trent (7 miles). With excellent transport links, including easy access to the A46 and A1, and the East Coast trainline from Newark Northgate (reaching London Kings Cross in approximately 1 hour and 15 minutes), commuting is a breeze.



## Entrance Hall

**Lounge** 10'10 x 13'3 (3.30m x 4.04m)

**Playroom** 10'5 x 9'9 (3.18m x 2.97m)

**Kitchen Diner** 20'4 x 9'7 (6.20m x 2.92m)

**Utility Room** 5'3 x 6'2 (1.60m x 1.88m)

**WC** 5'3 x 3'1 (1.60m x 0.94m)

## Landing

**Bedroom One** 11'9 x 11'4 (3.58m x 3.45m)

**Ensuite** 5'5 x 3'9 (1.65m x 1.14m)

**Bedroom Two** 8'6 x 11'6 (2.59m x 3.51m)

**Bedroom Three** 9'0 x 9'8 (2.74m x 2.95m)

**Bedroom Four** 7'9 x 8'1 (2.36m x 2.46m)

**Bathroom** 8'3 x 6'6 (2.51m x 1.98m)





Directions









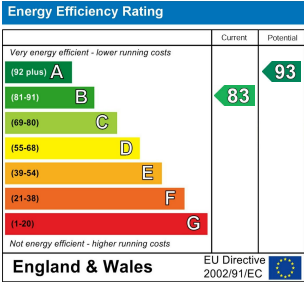
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.