

Rookery Close, Witham St. Hughs, LN6 9LJ



Asking Price £235,000 Freehold



Welcome to this charming detached house located in the sought-after area of Rookery Close, Witham St. Hughs. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there is ample space for everyone to enjoy their own private sanctuary.

Built in 2006, this well-maintained house offers a comfortable living space spanning 990 sq ft. The property's modern construction ensures a blend of convenience and style, making it a perfect place to call home.

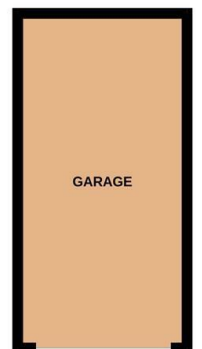
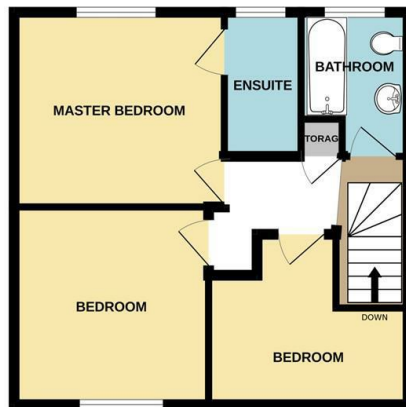
Situated in a popular location, you'll find yourself surrounded by a friendly community and a range of convenient local amenities. Whether you're looking for shops, schools, or leisure facilities, everything you need is within easy reach. Additionally, the property benefits from being on a local bus route, providing easy access to nearby areas.

Don't miss out on the opportunity to make this lovely house your own. Book a viewing today and discover the endless possibilities this property has to offer.

GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

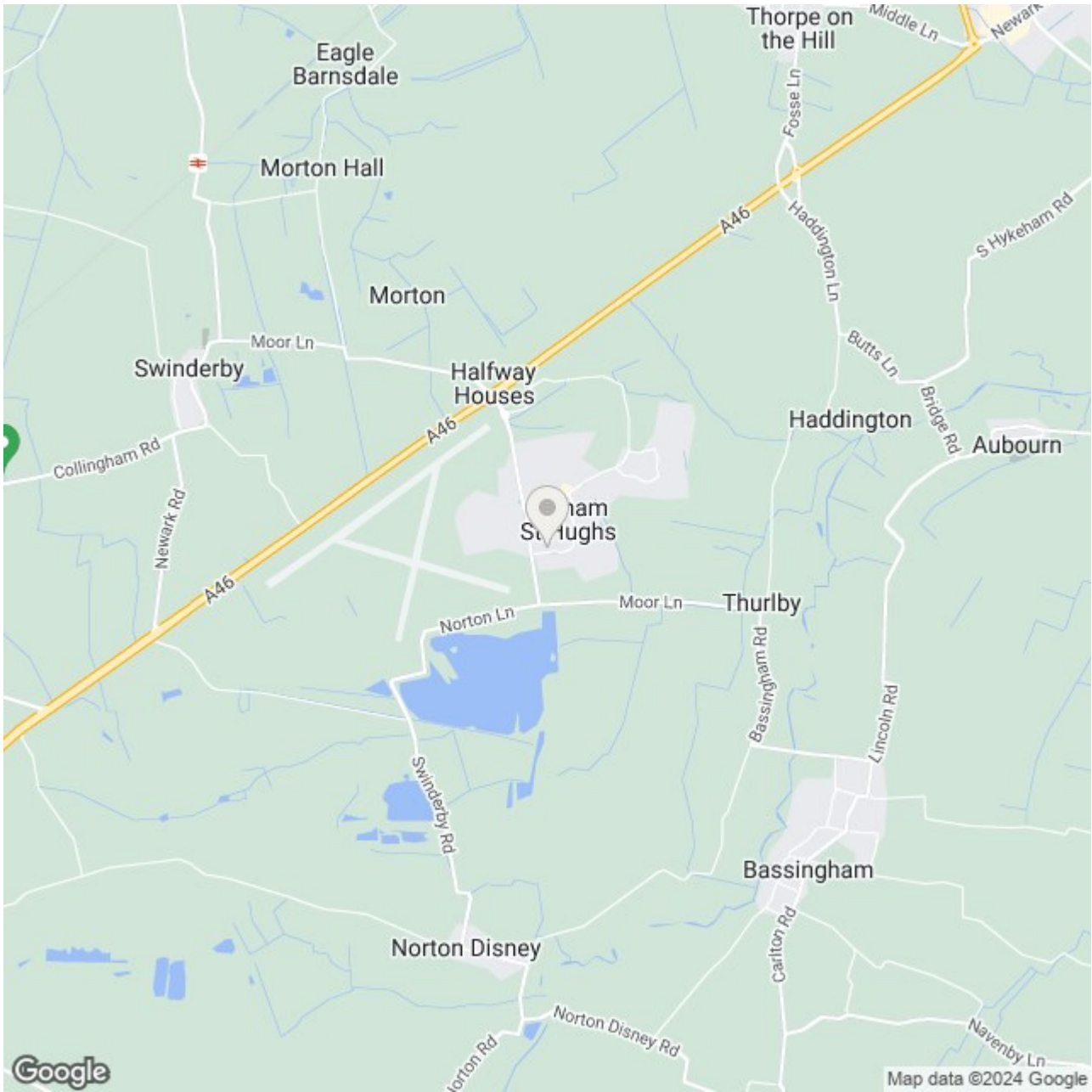


1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	