

## Elder Close, Witham St. Hughs, LN6 9NS



**Asking Price £185,000 Freehold**



**\*\*NO CHAIN - PRICED TO SELL\*\*** Welcome to this charming three-storey house located in the desirable Witham St. Hughs development. Built in 2006, this modern property offers a comfortable and contemporary living experience, perfect for families or those seeking a spacious home.

With a generous 861 square feet of living space, the house features three well-proportioned bedrooms, providing ample room for relaxation and privacy. The master bedroom benefits from an ensuite bathroom, ensuring convenience and comfort for the occupants. In total, the property boasts two bathrooms and three toilets, making it ideal for busy households.

The ground floor comprises a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. The modern design and layout of the house create a warm and inviting atmosphere, while the three-storey configuration allows for a sense of space and separation between living and sleeping areas.

Situated in a peaceful neighbourhood, this property is well-connected to local amenities and transport links, making it an excellent choice for those who appreciate both tranquility and convenience. Whether you are looking to settle down or invest in a property, this house in Witham St. Hughs presents a wonderful opportunity to enjoy modern living in a sought-after location. Don't miss the chance to make this delightful home your own.



## Accommodation



The property sits opposite a communal green area leading up to Hedge Lane and is entered through a composite front door with portico above, having a lantern style outside light. Inside it has UPVC double glazing and Gas Central Heating with radiators to all rooms.

## Hall 6'8" x 6'7"



Entrance matting and tile effect vinyl flooring which extends to the WC and kitchen, central heating thermostat and stairs leading to first floor landing.

## Kitchen 5'10" x 9'9"



Entered through upper glazed bi-folding doors, window to front elevation, original kitchen with wall and base units, laminate worktop with tiled splash-back, sink bowl sink with mixer tap, wall mounted Combi boiler (renewed approx 5 yrs ago), electric oven, 4 ring gas hob with extractor hood above, space for tall fridge freezer and plumbing and space for washing machine and plinth heater.

## WC 3'1" x 5'5"



Window to front elevation with frosted glass, corner sink with separate hot and cold taps and close-coupled toilet.

**Living Room**  
**12'10" x 14'8"**



A large room with fire place with electric fire, sliding patio doors to conservatory, carpeted flooring and pendant lighting.

**Conservatory**  
**9'9" x 7'11"**



One opening window, single door to side leading to the patio, electric socket and laminate flooring.

**Bedroom 1**  
**12'10" x 10'11"**



Located on the 2nd floor with a dormer window to front elevation, airing cupboard housing pressurized hot water tank, carpeted flooring but sadly with section missing from where a wardrobe was situated and loft access panel and door to ensuite.

**En-suite**  
**6'8" x 5'5"**



Velux window, vinyl flooring, close-coupled toilet, paneled bath with bar mixer valve for mixer shower over bath, pedestal sink and extractor fan.



**Bedroom 2**  
12'10" x 9'9"



Window to front elevation, built in double wardrobe with single door, carpeted flooring and pendant lighting.

**Bedroom 3**  
7'1" x 9'5"



Window to rear elevation, carpeted flooring and spot light unit on ceiling.

**Bathroom**  
6'3" x 6'5"



Window to side elevation with frosted glass, paneled bath with fully tiled enclosure with mixer shower over bath, close coupled toilet, pedestal sink, half height wall tiling, vinyl flooring, extractor fan and 4 bright led ceiling lights.

**1st floor Landing**  
5'5" x 22'10"



Having a storage cupboard with hanging, doors to two bedrooms and bathroom.

**2nd floor Landing**  
5'10" x 14'11"

Have a velux window allowing lots of light.

## Garage



Single garage in a row of 4 with a coach house above with one parking space in front.

## Outside



The front and side is laid to low maintenance gravel with perimeter hedges and trees, the rear is also low maintenance being laid to patio and gravel with a rear gate leading to garages

## Disclaimer 1

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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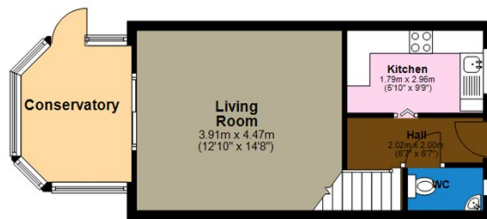
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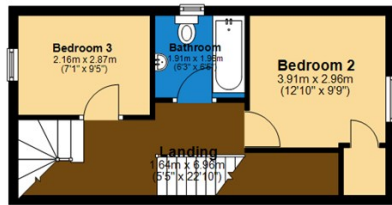
### Ground Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



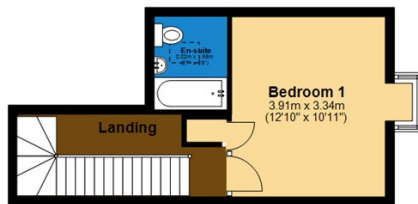
### First Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



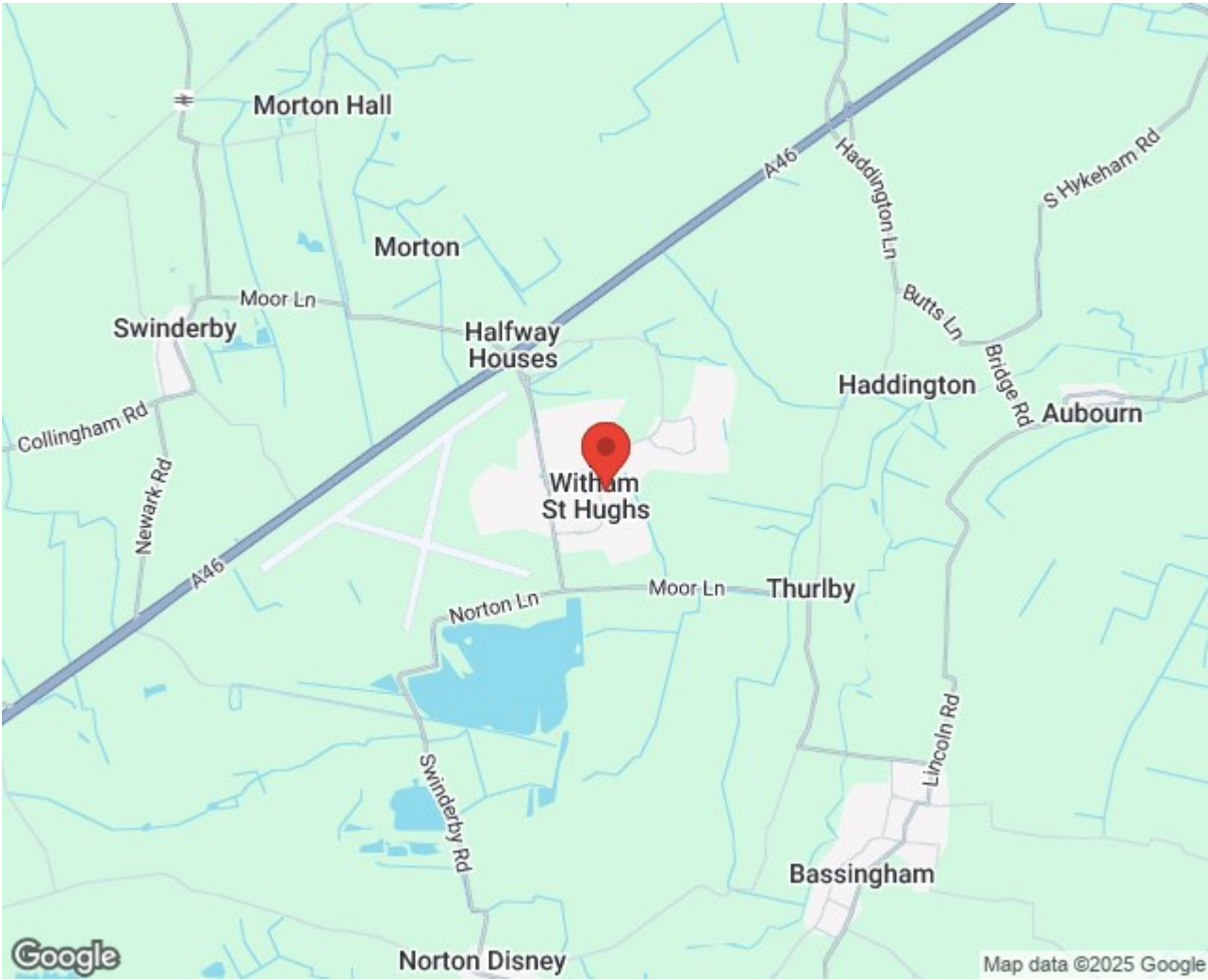
### Second Floor

Approx. 25.5 sq. metres (274.6 sq. feet)



Total area: approx. 93.5 sq. metres (1006.1 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.  
Plan produced using PlanUp.



Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 86        |
| (69-80) C                                   | 73                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |