



- 3 Storey Family Home
- 4 Bedrooms
- 2 Bathrooms
- Lounge Diner

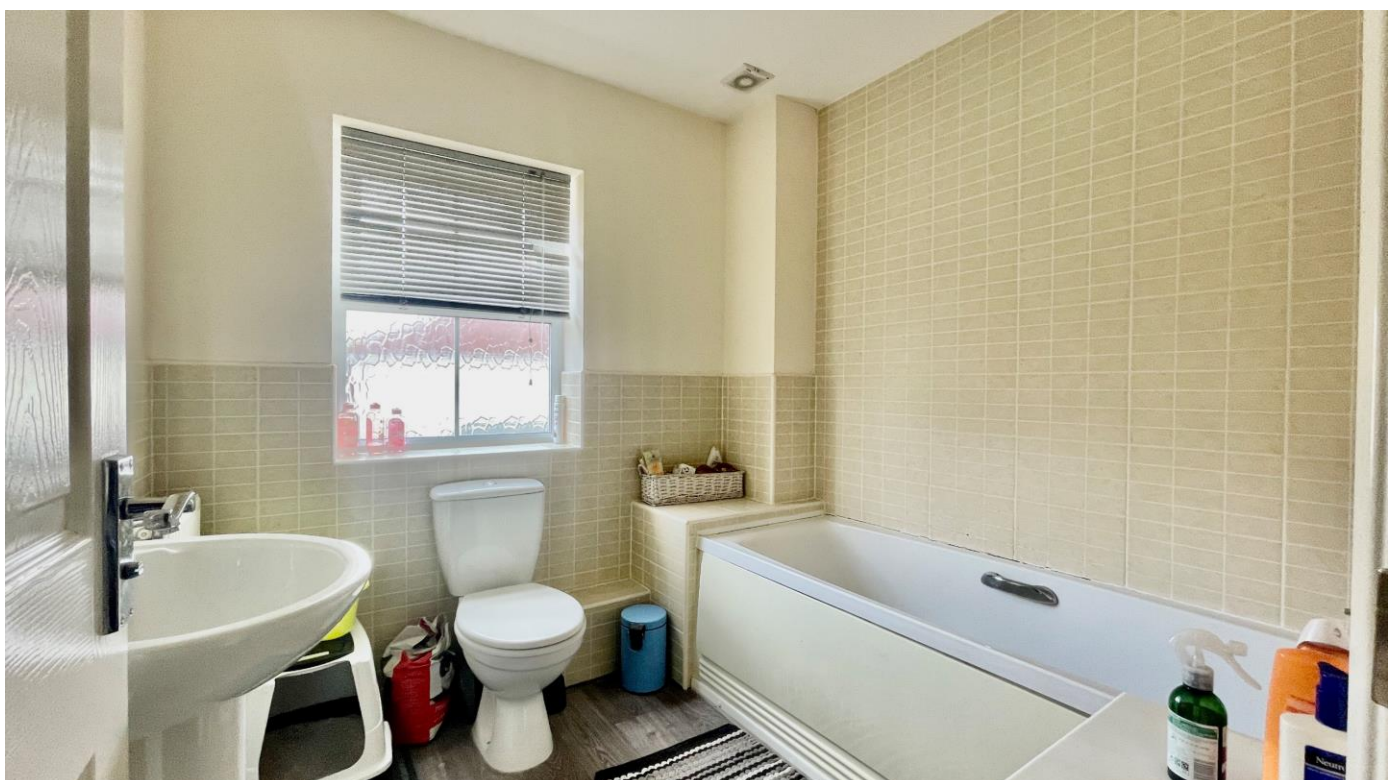
- Enclosed Garden
- Garage & Parking
- Walking Distance To Ofsted Rated 'Outstanding' School
- Popular Village Location

Greenfinch Crescent, Witham St. Hughs, LN6 9JG,
Offers Over £250,000





Offered for sale with no onward chain is this generous sized 3 storey 4 bedroom family home. Located in the popular village of Witham St Hughs the property is a great for a growing family. The ground floor includes the kitchen, downstairs WC and a large lounge diner. Rising to the first floor there are 2 bedrooms and a bathroom. The master bedroom measuring 16'2 x 10'6 max, the second bedroom featuring built in wardrobes, the bathroom comprising a 3 piece suite. To the top floor are 2 good sized bedrooms both benefitting from a Jack & Jill shower room. To the rear of the property there is an enclosed garden with fenced perimeters being mostly laid to lawn and being non overlooked. Externally the property comes with a single garage and an allocated parking space. The village of Witham St Hughs is well regarded due to it's fantastic schooling at primary and nursery level with the school rated 'outstanding' by Ofsted. Further amenities include local bus service to and from Lincoln and Newark, Co-op foodstore and a range of independent shops. For further details contact Starkey&Brown for more information and to arrange a viewing. Council tax band: C. Freehold.



Entrance Hall

Having front door entry to front aspect, radiator, stairs rising to first floor. Access to downstairs WC, lounge and kitchen.

Downstairs WC

2' 10" x 6' 9" (0.86m x 2.06m)

Having low level WC, hand wash basin unit, space and plumbing for washing machine, uPVC double glazed obscured window to front aspect and radiator.

Kitchen

10' 6" x 8' 5" (3.20m x 2.56m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, sink and drainer unit, AEG oven, 4 ring gas hob, uPVC double glazed window to front aspect and radiator. Double doors leading into:

Lounge Diner

16' 2" x 15' 1" max (4.92m x 4.59m)

Having 2 radiators, French doors leading to rear aspect leading onto the rear garden and understairs storage cupboard.

First Floor Landing

Master Bedroom

13' 1" x 16' 2" (3.98m x 4.92m)

Having 2 uPVC double glazed windows to rear aspect and radiator.

Bedroom 2

11' 7" x 8' 6" (3.53m x 2.59m)

Having uPVC double glazed window to front aspect, radiator and built in wardrobes.

Bathroom

7' 3" x 6' 9" (2.21m x 2.06m)

Having low level WC, pedestal wash hand basin unit, radiator, uPVC double glazed obscured window to front aspect and panelled bath.

Second Floor Landing

Bedroom 3

16' 2" x 10' 6" (4.92m x 3.20m)

Having 2 uPVC double glazed windows to rear aspect, built in wardrobes, radiator and access to Jack & Jill Shower room.

Bedroom 4

10' 0" max x 16' 2" (3.05m x 4.92m)

Having 2 uPVC double glazed windows to front aspect, radiator and airing cupboard housing Santon hot water cylinder. Access to:

Jack & Jill Shower Room

4' 7" x 11' 9" (1.40m x 3.58m)

Having shower cubicle, vanity wash hand basin unit, radiator, extractor unit and WC.

Outside Rear

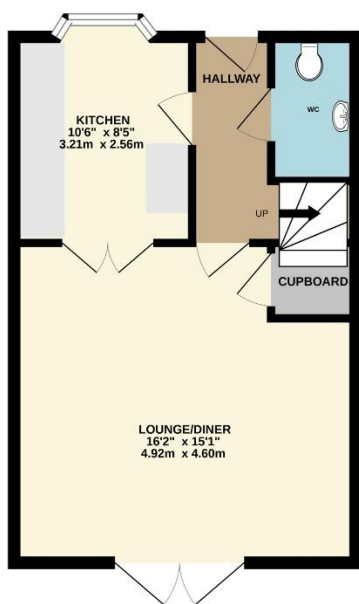
Having enclosed garden with fenced perimeters, being mostly laid to lawn with passageway for bins and access to block of garage. With Greenfinch Crescent having single garage with up and over door. 1 Allocated parking space.

Outside Front

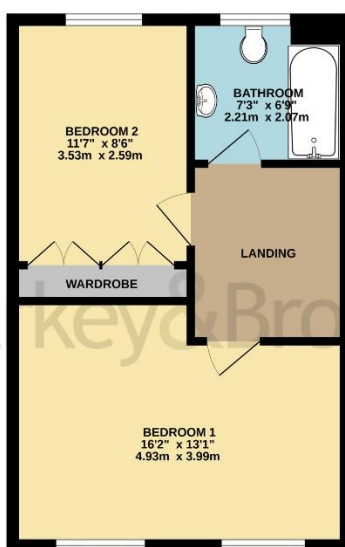
Having small lawned area and pathway to front door.



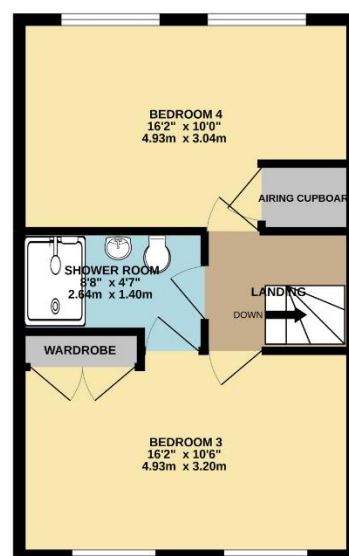
GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1189 sq.ft. (110.5 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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