

- Popular Village Location
- Driveway Parking For 3 Vehicles
- 14'0 Lounge
- 17'0 Kitchen Diner
- En-Suite & Family Bathroom
- Conservatory
- West-Facing Garden
- Garage

Poppy Road, Witham St. Hughs, LN6 9YJ,
Offers In Region Of £269,500





Starkey&Brown is delighted to represent for sale this well-presented and spacious 3 bedroom detached family home in the popular village location of Witham St. Hughs. The property briefly comprises of a 17'0 lounge, kitchen diner, conservatory, 3 well appointed bedrooms, family bathroom and en-suite to the master bedroom. Outside there is a driveway with parking for 3 vehicles and access to a garage. A generous and private west-facing garden to the rear. The village of Witham St. Hughs benefits from a range of amenities such as Co-op foodstore, takeaways, restaurants and a village hall, good transport links to A46 and a regular bus service to and from the Cathedral city of Lincoln. To arrange a viewing contact. Starkey&Brown. Council tax band: C. Freehold.



Lounge

Having uPVC double glazed window to front aspect, radiator and uPVC double doors leading onto the conservatory.

Conservatory

8' 0" x 9' 5" (2.44m x 2.87m)

Being of uPVC construction with brick built base, wood flooring and uPVC double glazed door leading to rear garden.

Kitchen Diner

10' 9" x 17' 9" (3.27m x 5.41m)

Having a range of base and eye levels units with counter worktops, stainless steel sink with drainer unit, hob, built-in oven, built-in dishwasher, plumbing for washing machine, 2 uPVC double glazed windows to side aspect, uPVC double glazed window to front aspect and radiator.

First Floor Landing

Bedroom 1

9' 11" x 13' 7" (3.02m x 4.14m)

Having uPVC double glazed window to front and side aspects and radiator. Access to:

En-Suite

Having rainfall shower, low level WC, tiled walls, sink and extractor unit.

Family Bathroom

9' 5" x 6' 6" (2.87m x 1.98m)

Having panelled bath, low level WC, sink and uPVC double glazed window frosted window to front aspect.

Bedroom 2

10' 2" x 10' 6" (3.10m x 3.20m)

Having uPVC double glazed windows to front and side aspects and radiator.

Bedroom 3

10' 2" x 7' 3" (3.10m x 2.21m)

Having uPVC double glazed window to side aspect and radiator.

Outside Rear

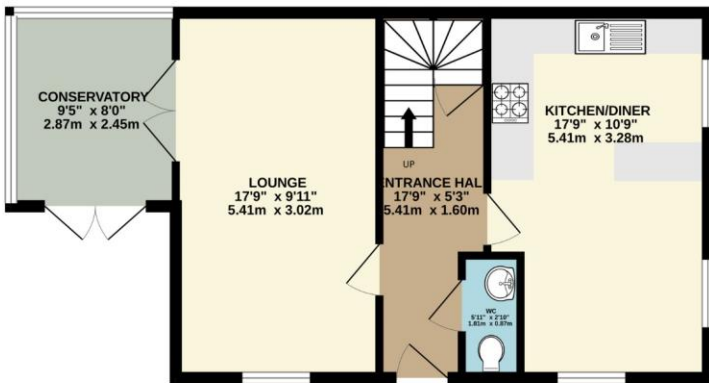
Being west-facing mostly laid to lawn with patio seating area, door to the side of the garage.

Outside Front

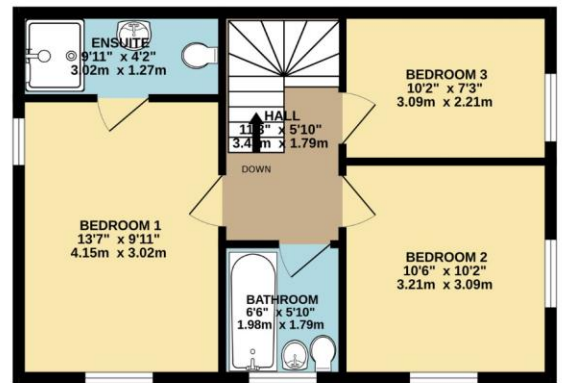
To the front of the property there is driveway with parking for 3 vehicles and access to a garage.



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.6 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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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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