



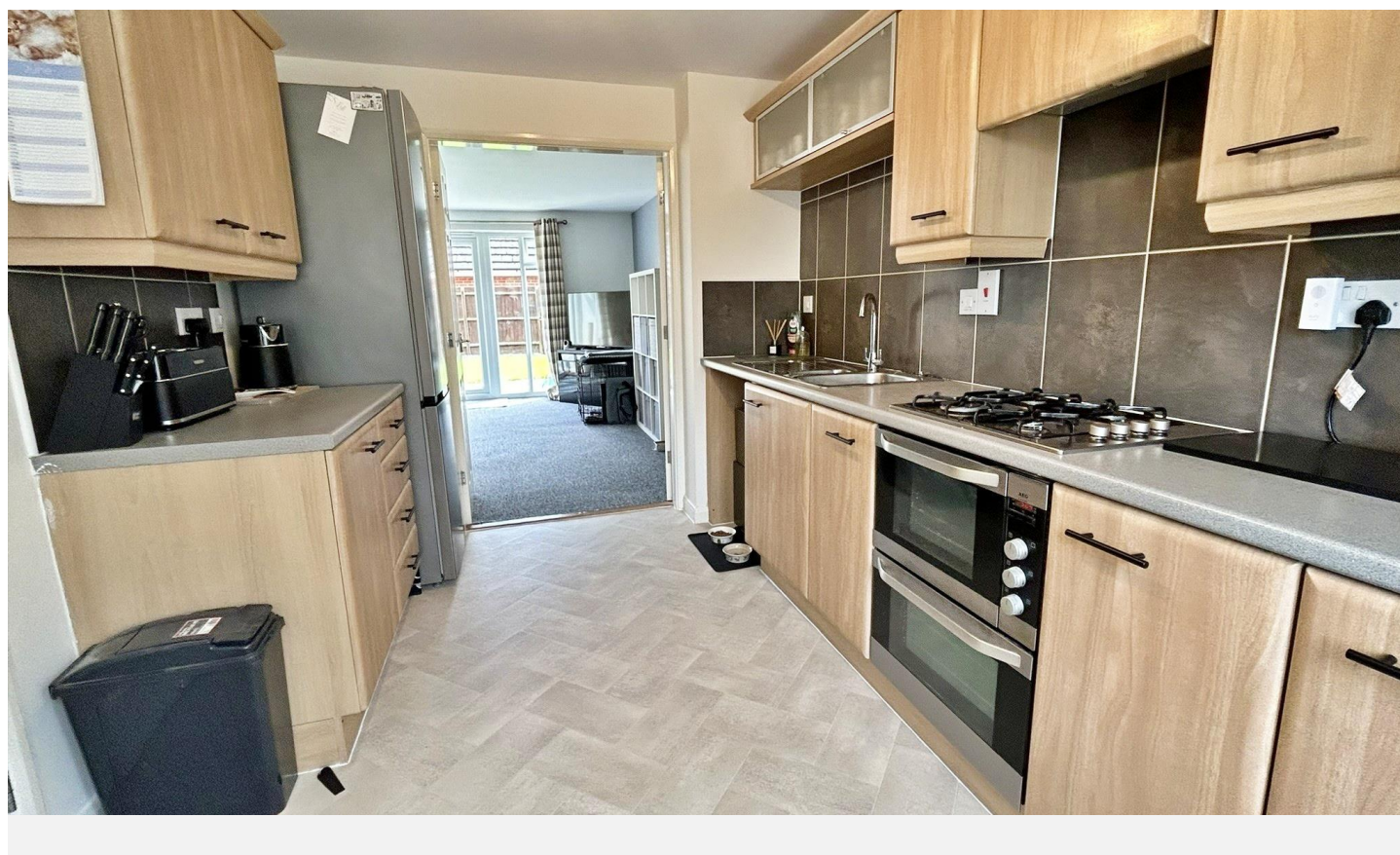
- 3 Storey Terrace Property
- Lounge Diner
- Kitchen (New Flooring)
- 4 Double Bedrooms
- Shower Room & A Newly Fitted Bathroom
- Parking & Garage
- Popular Village Location
- Call Today To View

Greenfinch Crescent, Witham St. Hughs, LN6 9JG,
Offers Over £245,000





Starkey&Brown are pleased to offer for sale this 4 bedroom, 3 storey townhouse located in the popular village of Witham St. Hughs. The property briefly comprises of a lounge diner, kitchen with new flooring, downstairs WC with utility space, 4 double bedrooms, family bathroom and master bedroom benefitting from an en-suite shower room. To the rear of the property there is a patio area and a garage with parking for 1 car in front. Further benefits of the property includes uPVC double glazing and gas central heating. The village of Witham St Hughs is well regarded due to good access to the A46 and A1, local amenities which Co-op foodstore, takeaways, restaurants and a village hall, good transport links to A46 and a regular bus service to and from Lincoln. Call today to view. Council tax band: C. Freehold.



Entrance Hall

Ground Floor WC

Having low level WC, wash hand basin, radiator, uPVC double glazed frosted window to the front aspect and a worktop with plumbing for washing machine.

Kitchen

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

Having a range of matching wall and base units, stainless steel sink and drainer unit, double oven, hob with extractor hood over, uPVC double glazed bay window to front aspect and French doors leading into:

Lounge Diner

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

Having French doors leading to the rear of the property, uPVC double glazed window to the rear aspect, radiator,

First Floor Landing

Family Bathroom

Having 'P' shaped panelled bath with shower over, low level WC, wash hand basin unit, uPVC double glazed frosted window to the front of the property, tiled walls, extractor and a heated towel rail.

Bedroom 1

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

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

Bedroom 2

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

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

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 storage and radiator.

Shower Room

8' 8" x 4' 7" (2.64m x 1.40m)

Having low level WC, wash hand basin, shower cubicle, extractor, tiled walls and vinyl flooring.

Bedroom 4

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

Having 2 uPVC double glazed windows to front aspect, small airing cupboard and radiator.

Outside Rear

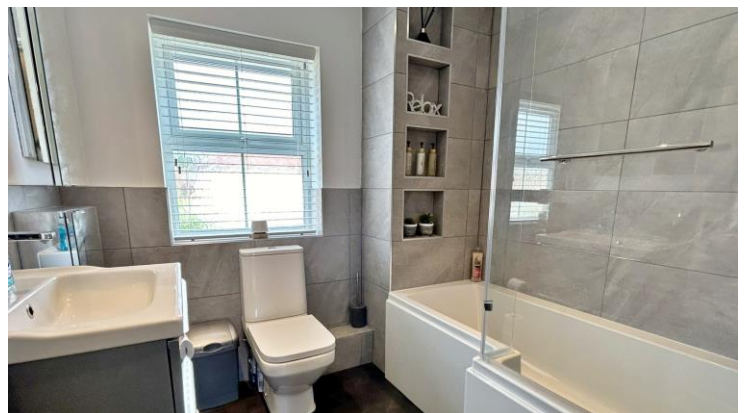
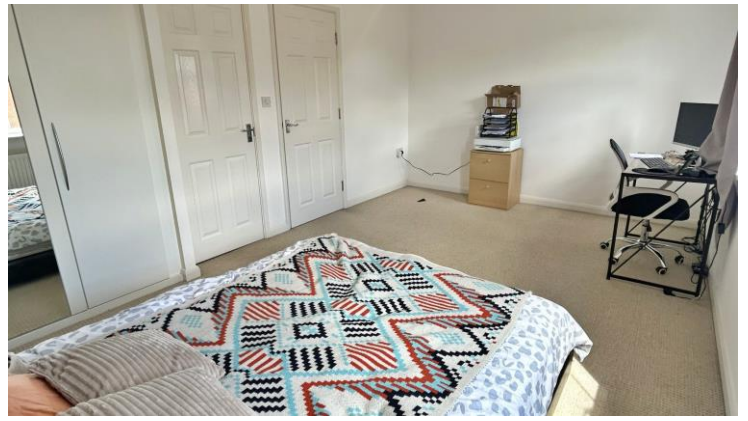
Having fenced perimeters, lawned area and small patio area.

Garage

Having up and over door. With parking for 1 vehicle in front of the garage.

Agents Note

There is a service/maintenance charge of £130 every 6 months to First Port. Please contact Starkey&Brown for more information.

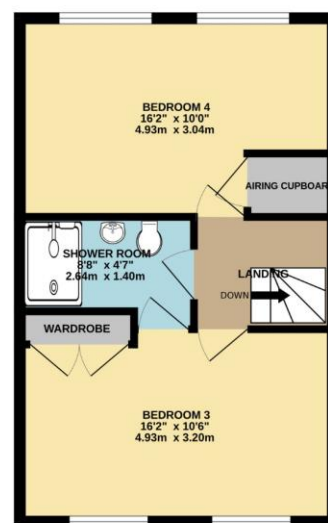
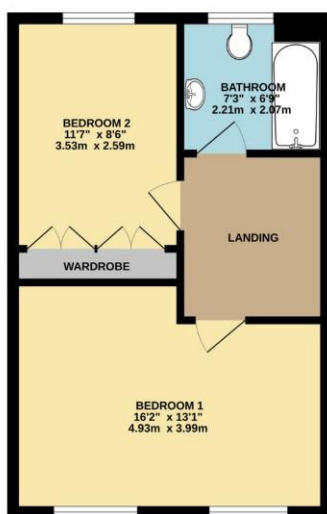
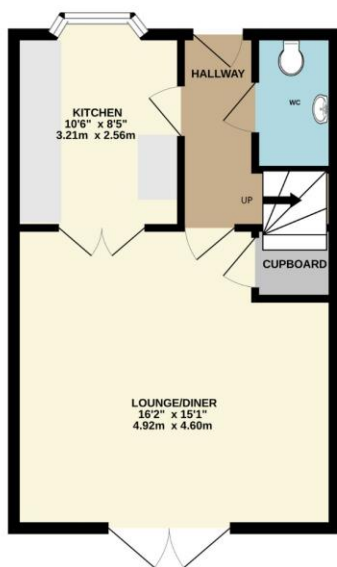




GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.

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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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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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