



- 3 Storey 4 Bedroom House
- Lounge
- Family/Playroom
- Kitchen/Dining Room

- En-Suite & Family Bathroom
- Garage Conversion
- Popular Village Location
- NO CHAIN!

Partridge Green, Witham St. Hughs, LN6 9UZ,
£249,950





Starkey&Brown are delighted to offer for sale this well presented spacious 4 bedroom family home in the popular village of Witham St Hughs. The property briefly comprises of a garage conversion that is now a reception room, kitchen diner, lounge, downstairs WC, 4 spacious bedrooms, master bedroom benefitting from an en-suite and a further family bathroom. The village of Witham St Hughs benefits from a range of amenities such as Co-op foodstore, takeaways and 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.



Family Room

This was formerly a garage which can easily be reinstated. Having uPVC double glazed window to front aspect and hardwood flooring.

Downstairs WC

Having low level WC, wash hand basin and radiator.

Kitchen Diner

14' 4" x 12' 4" (4.37m x 3.76m)

Having a range of matching wall and base units, sink and drainer unit, built-in oven and hob, plumbing for washing machine, French doors leading to rear aspect, uPVC double glazed window to rear aspect, hardwood flooring and radiator.

First Floor Landing

Bedroom 1

14' 6" x 10' 9" (4.42m x 3.27m)

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

En-Suite

5' 5" x 5' 4" (1.65m x 1.62m)

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

Lounge

14' 5" x 13' 2" (4.39m x 4.01m)

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

Second Floor Landing

Access to 3 remaining bedrooms and family bathroom.

Bedroom 2

14' 5" x 8' 6" (4.39m x 2.59m)

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

Family Bathroom

5' 8" x 5' 6" (1.73m x 1.68m)

Having panelled bath with shower over, wash hand basin, low level WC, heated towel rail, tiling to walls and vinyl flooring.

Bedroom 3

13' 3" x 6' 9" (4.04m x 2.06m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 4

11' 8" x 7' 4" (3.55m x 2.23m)

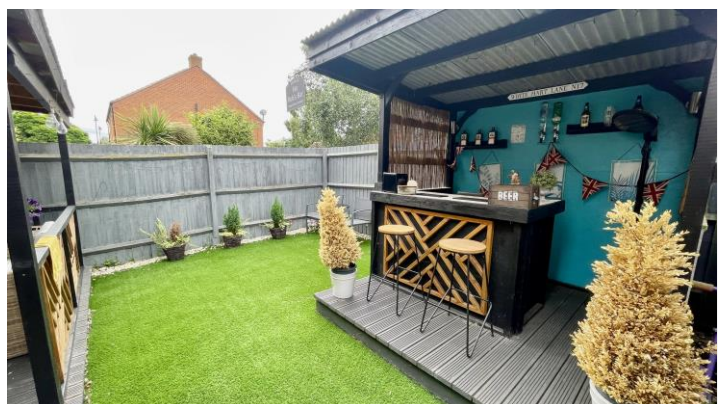
Having uPVC double glazed window to front aspect and radiator.

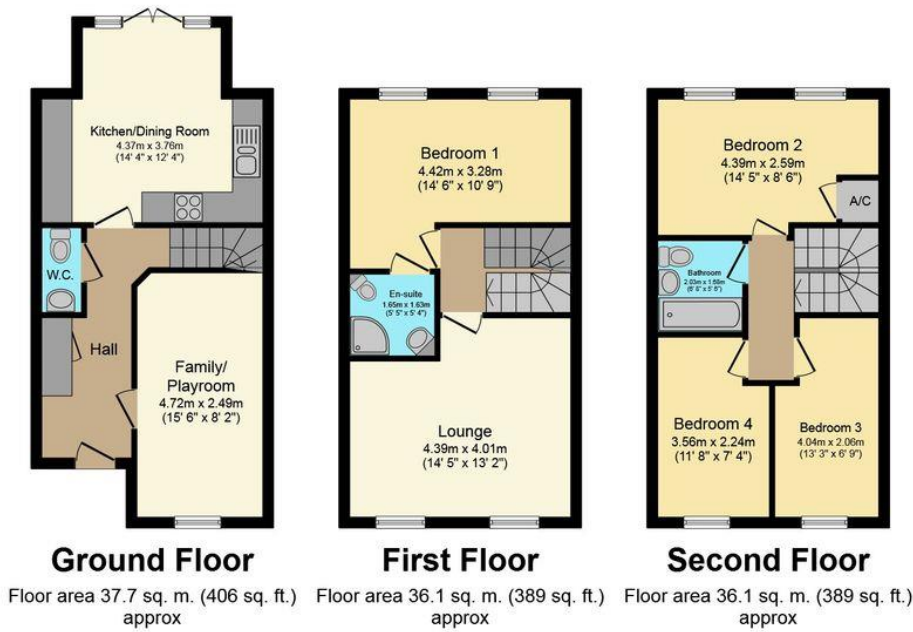
Outside Front

Having driveway parking for 2 vehicles.

Outside Rear

Having a well presented garden, covered decking area, fully working bar and astro turf.





Total floor area 109.9 sq. m. (1,183 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



STARKEY & BROWN
YOUR LOCAL PROPERTY PEOPLE