



- Modern Terrace 3 Storey House
- 16'0 Lounge
- Kitchen/Diner
- Downstairs WC
- 3 Double Bedrooms
- Master En-Suite & Bathroom
- Ideal First Time Purchase
- Popular Village Location

Rookery Close, Witham St. Hughs, LN6 9LJ,
Offers In Region Of £225,000





Starkey&Brown is pleased to offer for sale this 3 bedroom 3 storey terrace house in the ever popular village of Witham St Hughs. Accommodation briefly comprises of entrance hallway, kitchen diner and lounge with French doors leading to rear garden. To the first floor there are 2 bedrooms, an en-suite and a family bathroom. Rising to the second floor is bedroom 3. Outside the property has a low maintenance landscaped south-facing rear garden, gate leading to 2 allocated parking spaces. Further benefits of the property include being within close proximity to local amenities such as Ofsted Outstanding Witham Academy Primary school, Nursery, Children's Centre, The Market Lounge Bistro, road links to and from Newark and A46, regular bus services to and from the Cathedral city of Lincoln and Newark, Co-op food store and pharmacy. Council tax band: B. Freehold.



Kitchen Diner

Having eye and base level units with counter worktops, integral fridge freezer, oven, gas hob, sink and drainer unit, uPVC double glazed window to front aspect and hard flooring.

Lounge

16' 10" x 12' 10" (5.13m x 3.91m)
Having uPVC double glazed window to rear aspect with French doors leading to the rear garden, radiator and understairs storage cupboard.

Downstairs WC

Having low level WC, wash hand basin and uPVC double glazed frosted window to front aspect.

First Floor Landing

Bedroom

16' 10" x 8' 5" (5.13m x 2.56m)
Having 2 uPVC double glazed windows to rear aspects and radiator.

Family Bathroom

10' 2" x 5' 1" (3.10m x 1.55m)
Having wash hand basin, low level WC, panelled bath with handheld shower over with tiled wall, tiled flooring and heated towel rail.

Bedroom 1

12' 1" x 12' 0" (3.68m x 3.65m)
Having uPVC double glazed window to front aspect and radiator.
Leading into:

En-Suite

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

Second Floor Landing

Bedroom 3

16' 0" x 13' 6" (4.87m x 4.11m)
Currently being used as bar/sitting room. Having 3 Velux skylight windows, storage to eaves and radiator.

Outside Front

Having concrete area leading to front door.

Outside Rear

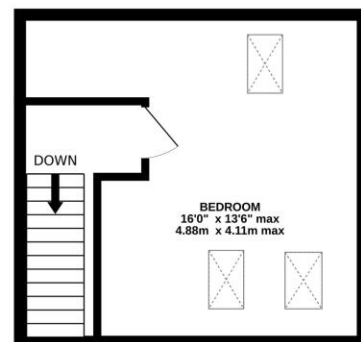
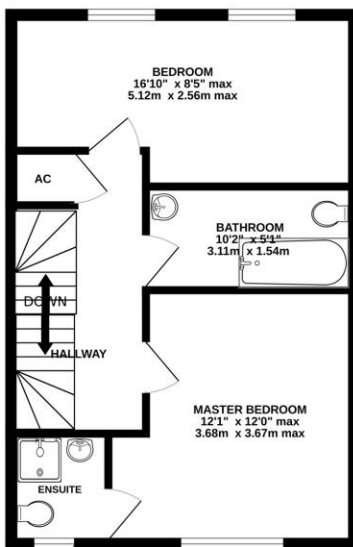
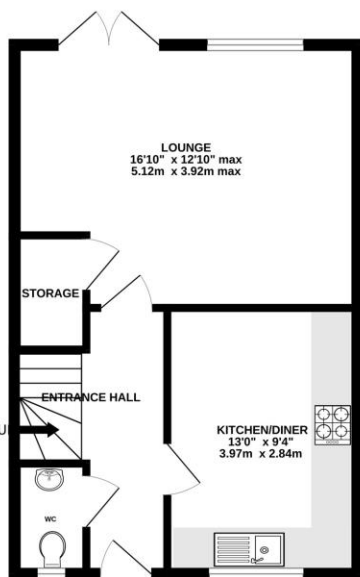
Having concrete path area with raised beds and a small lawned area. Rear gate leading to 2 allocated parking spaces.



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.

2ND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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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