



- Detached House
- 3 Bedrooms
- 17'3" Kitchen Diner
- Bay Fronted Lounge

- En-Suite & Master Bedrooms
- Landscaped Garden
- Converted Garage & Parking For 2 Cars
- Envious Position Overlooking Childrens Play Park

Privet Walk, Witham St. Hughs, LN6 9PZ,
£250,000





This beautifully presented three-bedroom detached family home in the highly sought-after Witham St Hughs offers the perfect blend of modern living and convenience, overlooking the children's play park and featuring a versatile converted garage. As you step inside, you are greeted by a spacious hallway leading to a downstairs WC and a stylish open-plan kitchen/diner. Being fully equipped with contemporary fittings and ample storage it is the heart of the home and an ideal space for family meals and entertaining guests. The generous lounge is filled with natural light, boasting a large bay window to the front aspect. Upstairs, the property offers three bedrooms, including a spacious master suite with built-in storage and en-suite. Alternatively, there is a three piece family bathroom for the other two bedrooms. One of the standout features of this home is the converted garage, offering a versatile space that can be used as a home office, gym, playroom, or additional living area to suit modern family needs. Outside, the enclosed rear garden provides a private and low-maintenance space for children to play and adults to unwind, while the driveway offers ample parking for two vehicles. Situated in a prime location with excellent transport links to the A46 and A1, this home is perfect for families looking for a stylish, well-positioned property in a thriving community. Council tax band: C. Freehold.



Entrance Hall

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

Downstairs WC

3' 1" x 7' 2" (0.94m x 2.18m)

Having low level WC, radiator, tiled flooring, corner hand wash basin unit, uPVC double glazed obscured window to side aspect and wall mounted consumer unit.

Lounge

16' 1" x 10' 5" (4.90m x 3.17m)

Having uPVC double glazed bay window to front aspect, LVT flooring, electric fireplace (with gas connection) and 2 radiators.

Kitchen Diner

17' 3" x 11' 7" (5.25m x 3.53m)

Having a range of base and eye level units with counter worktops, Bosch integral appliances such as washer dryer, dishwasher, fridge freezer, oven and hob with extractor hood over, sink and drainer unit, uPVC double glazed window to rear aspect, radiator, French doors to rear aspect with blinds looking out onto rear garden and a storage cupboard.

First Floor Landing

Having uPVC double glazed window to side aspect, airing cupboard housing gas combination boiler (fitted approximately 5 years ago). Loft access with partial boarding, no ladder.

Master Bedroom

14' 3" x 10' 4" (4.34m x 3.15m)

Having built-in double wardrobe, uPVC double glazed window to rear aspect and radiator.

En-Suite

6' 7" x 4' 9" (2.01m x 1.45m)

Having uPVC double glazed obscured window to rear aspect, shower cubicle, vanity hand wash basin unit, low level WC, extractor unit, shaver point and radiator.

Bedroom 2

11' 5" x 10' 4" max (3.48m x 3.15m)

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

Bedroom 3

7' 5" x 8' 4" (2.26m x 2.54m)

Having radiator, LVT flooring and uPVC double glazed window to front aspect.

Bathroom

6' 3" x 5' 6" (1.90m x 1.68m)

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

Outside Rear

Having an enclosed garden which has been mostly laid to lawn, there is a landscaped patio seating area which extends to the side of the property. Pathway leading to converted garage and parking. A large walled perimeter with the boundary of the plot extending to the mature shrub area to the opposite side of the wall.

Converted Garage

Having French door entrance and power. Additional storage room within the converted garage. With the manual up and over door still remaining.

Outside Front

Pathway entrance leading to front door with views over the childrens play park. Parking is provided with allocation of 2 spaces to the rear of the plot.

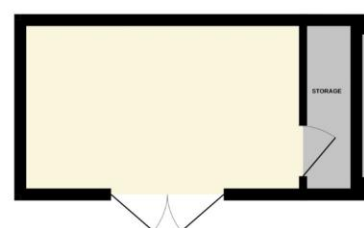
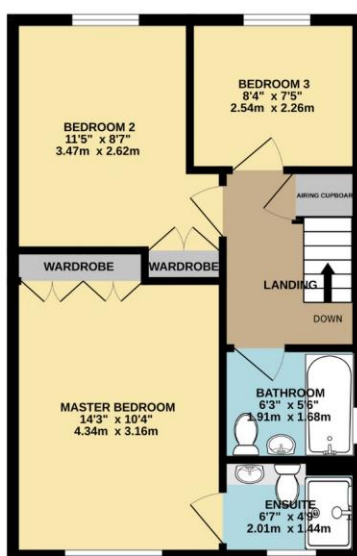
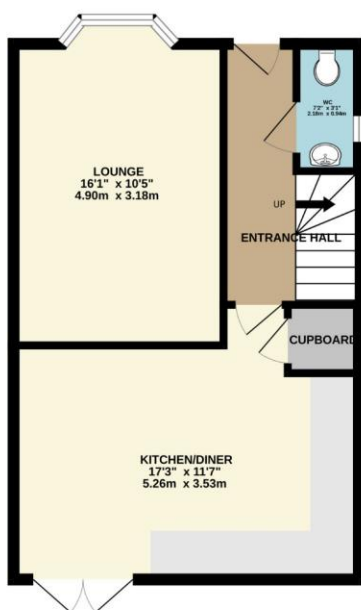




GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.

CONVERTED GARAGE
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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