



- Three Story Town House
- Very Well Presented Throughout
- Popular Village Location
- 4 Bedrooms

- Impressive Open Plan Living Area
- South-Facing Garden
- Parking & Garage
- Viewing Highly Recommended

Squirrel Chase, Witham St. Hughs, LN6 9UX,
Guide Price £250,000 - £260,000





SPACIOUS FOUR BED TOWN HOUSE! Located within a cul-de-sac position within the ever popular village of Witham St Hughs is this very well presented three storey town house on Squirrel Chase. Accommodation briefly comprises entrance hallway, ground floor wc, impressive open plan kitchen, dining and family room with french doors leading to the rear garden, first floor lounge with south facing juliette balcony, four well proportioned bedrooms, ensuite shower room to master bedroom and separate family bathroom. Outside the property has a low maintenance, landscaped south facing rear garden and adjacent parking and garage. Call today to view! Council tax band: C. Freehold.



Entrance Hallway

Having front entrance door, laminate wood effect flooring, traditional style vertical radiator, storage cupboard and stairs rising to first floor.

Ground Floor WC

Having low level WC, pedestal wash hand basin with tiled splash backs, laminate wood effect flooring and heated towel rail.

Kitchen Diner

15' 3" max x 14' 8" max (4.64m x 4.47m)

Having being re-modelled in approximately 2013 and having a range of matching wall and base units, granite effect work surfacing with matching upstands, larder unit, built-in eye level oven, 5 burner hob with cooker hood over, space for American style fridge freezer, integral washing machine, integral dishwasher, cupboard with space and vent for tumble dryer, laminate wood effect flooring, traditional style radiator, LED downlights and French doors overlooking the garden.

Family Room

12' 2" x 8' 1" (3.71m x 2.46m)

Having traditional style radiator and laminate wood effect flooring.

First Floor Landing

Having radiator, airing cupboard housing hot water cylinder and stairs rising to second floor.

Lounge

15' 3" max x 12' 7" max (4.64m x 3.83m)

Having radiator and south-facing French doors with Juliette balcony overlooking the garden.

Master Bedroom

12' 8" to front of wardrobes x 11' 1" max (3.86m x 3.38m)

Having built-in wardrobe and radiator.

En-Suite

Having 3 piece suite comprising shower cubicle with aquaboard splash backs, mains fed rainfall shower and additional handheld shower, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, heated towel rail, electric shaver point, LED downlights and extractor.

Second Floor Landing

Having storage cupboard.

Bedroom 2

11' 11" to front of wardrobes x 10' 1" max (3.63m x 3.07m)

Having built-in wardrobe and radiator.

Bedroom 3

11' 4" to front of wardrobes x 8' 1" (3.45m x 2.46m)

Having built-in wardrobe, radiator and access to loft.

Bedroom 4

8' 8" max x 6' 11" (2.64m x 2.11m)

Having radiator.

Bathroom

Having 3 piece suite comprising panelled bath with mains fed rainfall shower, additional handheld shower and folding glass shower screen over, pedestal wash hand basin, low level WC, wood effect vinyl flooring, heated towel rail, part tiled walls, electric shaver point and extractor.

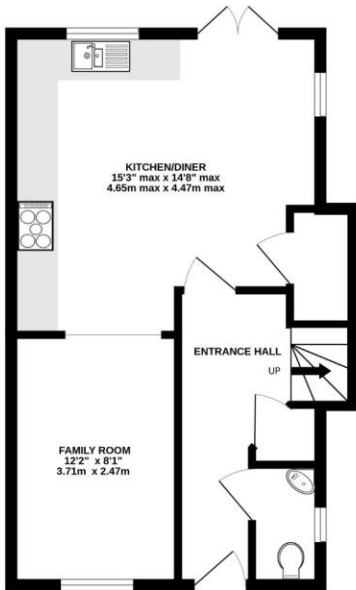
Outside

To the rear of the property there is a low maintenance and landscaped south-facing garden partly enclosed by brick walling and comprising artificial turf with large timber decking and patio areas. The property also benefits from an adjacent garage in block with parking space in front.

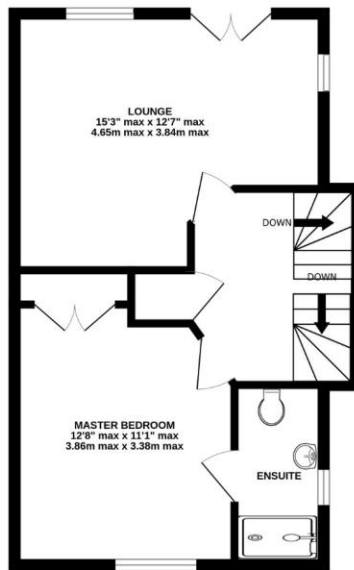




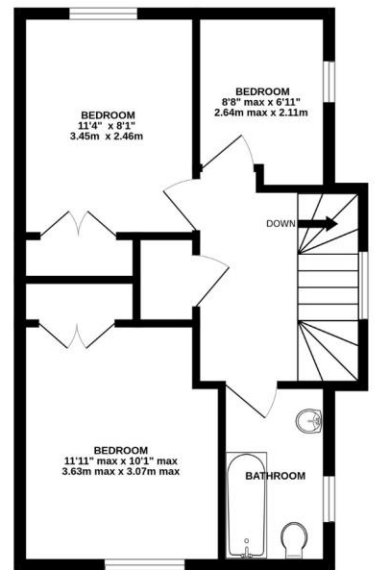
GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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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