



- End Terrace Family Home
- Two Allocated Parking Spaces & Driveway Parking For Two Cars
- First Floor Lounge
- Popular Location

- Four Bedrooms
- En-Suite To Master Bedroom
- Private Rear Garden
- Sold With No Onward Chain

Squirrel Chase, Witham St. Hughs, LN6 9UX
£225,000





Starkey&Brown is delighted to offer for sale this four-bedroom end terrace home arranged over three floors, positioned on Squirrel Chase within the popular village of Witham St. Hughs. The property offers flexible and well-proportioned family living and is being sold with the added benefit of no onward chain. Ground floor accommodation comprises a welcoming entrance hall, a spacious kitchen diner with French doors opening onto the rear garden, a versatile bedroom four which could alternatively be used as a study or home office, and a ground floor WC. On the first floor, there is a bright living room featuring a Juliette balcony along with a second bedroom with a built-in wardrobe. The second floor offers a generous master bedroom with fitted wardrobes and a modern en-suite shower room, a third bedroom, and a modern family shower room. Externally, the property has a low-maintenance rear garden providing space for outdoor seating and allocated parking for two vehicles. To the front of the property there is driveway parking for two vehicles. Witham St. Hughs is well regarded, offering a range of amenities including schooling, restaurants, local shops, and a regular bus service to and from Lincoln city centre and excellent road links such as the A46, Newark, Lincoln, and the surrounding areas. Council tax band: B. Freehold.

uPVC composite door leading to:

Entrance Hall

Laminate flooring, carpet staircase rising to the first floor. Access to:

Kitchen Diner

13' 3" x 12' 6" (4.04m x 3.81m)

Range of base and wall units with countertops, stainless steel sink with mixer tap, space and plumbing for a washing machine, an understairs storage cupboard with light, 4-ring gas hob with an overhead extractor fan, an electric oven, space for a tumble dryer, a wall-mounted boiler, a uPVC double-glazed window to the rear, and French doors leading to the rear. Space for a table in the dining area and a radiator.

Bedroom 4/Study

9' 7" x 8' 9" (2.92m x 2.66m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, and a radiator.

Downstairs WC

Wash hand basin with understorage, a low-level WC, laminate flooring, and partially tiled walls.

First Floor Landing

Laminate flooring, carpet staircase leading to the second floor, and a radiator.

Living Room

13' 0" x 10' 3" (3.96m x 3.12m)

Laminate flooring, Juliette balcony to the front aspect, a uPVC double-glazed window to the front aspect, and a radiator.

Bedroom 2

13' 2" x 10' 1" (4.01m x 3.07m)

Two uPVC double-glazed windows to the rear aspect, laminate flooring, a radiator, a built-in wardrobe, and a built-in overstairs storage cupboard.

Second Floor Landing

Laminate flooring, a radiator, and storage cupboard housing the hot water tank. Access to:

Bedroom 1

13' 1" x 10' 5" (3.98m x 3.17m)

Two uPVC double-glazed windows to the front aspect, laminate flooring, a radiator, a built-in double mirror wardrobe with rail and drawers. Access to:

En-Suite

Three-piece suite comprising a low-level WC, a wash hand basin with under storage, a walk-in shower cubicle with rainfall shower, tiled walls, tiled flooring, LED lighting, an LED mirror, a chrome towel rail, and an extractor fan.

Bedroom 3

9' 9" x 6' 0" (2.97m x 1.83m)

Laminate flooring, a uPVC double-glazed window to the rear, a radiator, and loft access.

Shower Room

Three-piece suite comprising a wash-hand basin with understorage, a low-level WC, a walk-in shower cubicle, a uPVC frosted window to the rear, tiled walls, tiled flooring, a chrome towel rail, LED lighting, a shaver point, an LED mirror, and an extractor fan.

Outside Rear

Laid with patio slabs, a timber shed (to remain), outside tap, and two allocated parking spaces. Access to the side leading to the front of the property.

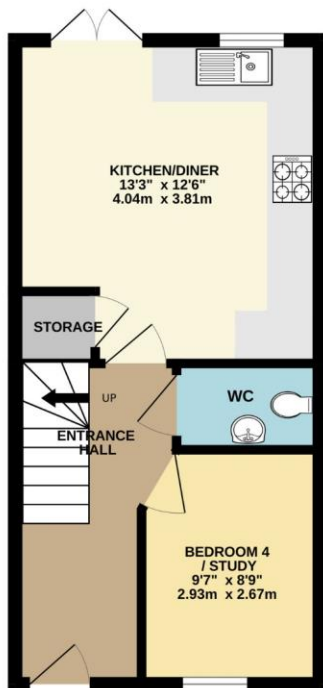
Outside Front

Lawned area and slab path leading to the front door. Driveway parking for two vehicles.

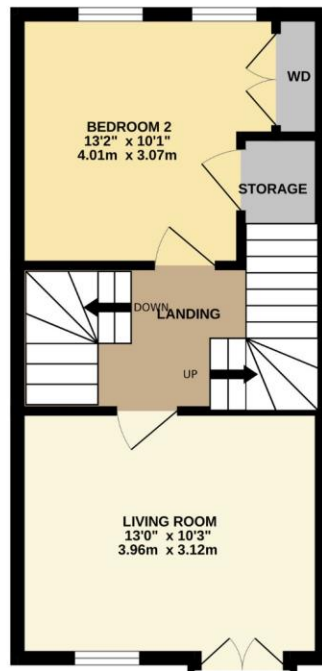




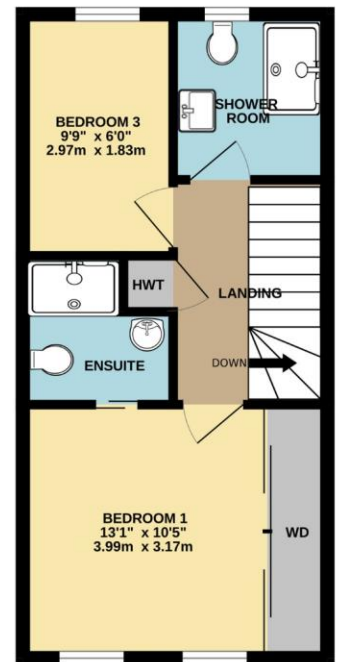
GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



2ND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.8 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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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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