



- Detached Family Home
- Well-Presented Throughout
- Popular Residential Location
- Three Bedrooms, Master En-Suite

- 16'10" Lounge & 16'4" Conservatory
- Fully Enclosed Garden
- Garage
- Call Today To View!

Sorrel Road, Witham St. Hughs, LN6 9JF
£260,000





Starkey&Brown is pleased to offer for sale this well-presented detached family home located in a pleasant cul-de-sac position within the popular Witham St. Hughs area of Lincoln. Accommodation briefly comprises an entrance hallway, a ground floor WC, a 16'10" lounge with French doors leading into an impressive 16'4" conservatory, a dining room/office, a 14'1" max kitchen, a first floor landing, 3 well-proportioned bedrooms (all of which have fitted wardrobes), an en-suite shower room to the master bedroom and a separate family bathroom. Outside the property benefits from a fully enclosed garden with a gate leading to an adjacent driveway and garage. Call today to view! Council tax band: D. Freehold.



Entrance Hallway

Having part glazed front entrance door, laminate wood effect flooring, a radiator, and stairs rising to the first floor.

Ground Floor WC

Having a low-level WC, a wash hand basin, laminate wood effect flooring, a radiator, and an extractor.

Lounge

16' 10" x 10' 2" (5.13m x 3.10m)

Having a modern gas fireplace, a radiator, and French doors leading into:

Conservatory

16' 4" x 9' 9" (4.97m x 2.97m)

Being of uPVC construction with brick built base and having a ceramic tiled floor and French doors overlooking the garden.

Dining Room/Office

9' 5" x 7' 10" (2.87m x 2.39m)

Having a radiator.

Kitchen

14' 1" max x 8' 4" (4.29m x 2.54m)

Having a range of matching wall and base units, a single drainer stainless steel sink unit with mixer taps over and tiled splash backs, a built-in oven, hob and cooker hood, plumbing for a washing machine, space for a fridge, space for an additional appliance, a ceramic tiled floor, a radiator, a storage cupboard and a door leading to rear.

First Floor Landing

Having a radiator, access to the loft, and an airing cupboard housing the hot water cylinder.

Master Bedroom

11' 1" x 10' 6" (3.38m x 3.20m)

Having built-in wardrobes, a fitted storage cupboard with matching bedside cabinets, and a radiator.

En-Suite

Having a 3-piece suite comprising a shower tiled cubicle with mains-fed shower, a pedestal hand wash basin, a low-level WC, tiled effect vinyl flooring, a radiator, part tiled walls, an extractor fan and an electric shaver point.

Bedroom 2

11' 1" x 7' 1" (3.38m x 2.16m)

Having a built-in wardrobe and a radiator.

Bedroom 3

9' 6" x 7' 4" (2.89m x 2.23m)

Having a built-in wardrobe and a radiator.

Family Bathroom

Having a 3-piece suite comprising a jacuzzi panelled bath, a pedestal hand wash basin, a low-level WC, tiled effect vinyl flooring, a heated towel rail, part tiled walls, an electric shaver point, and an extractor.

Outside Rear

To the rear of the property, there is a fully enclosed garden, mainly laid to lawn, with block paved patio area and a shed. Gate leading to driveway and garage.

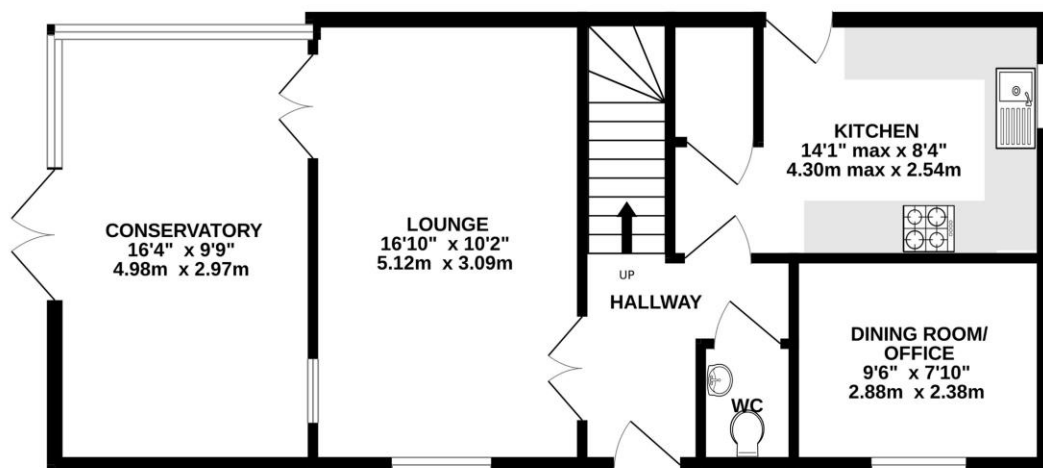
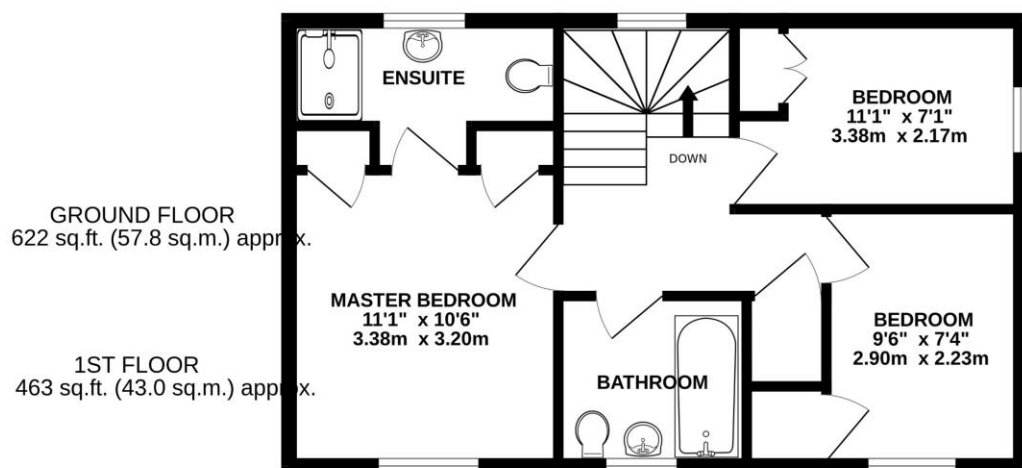
Garage

Being located immediately to the rear of the property and being of brick-built construction with an up-and-over door.

Agents Note

The garage is included as part of the sale on a leasehold basis and benefits from a 999-year lease which commenced in July 2004. There are no service charges associated with the property or the garage.





TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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