



- 5 Bedrooms
- Lounge & 21'3 Kitchen Diner
- 16'10 Sitting Room (Formerly Single Garage)
- Utility Room & Downstairs WC
- En-Suite To Master
- Extensive uPVC Double Glazing
- GCH
- Enclosed Rear Garden

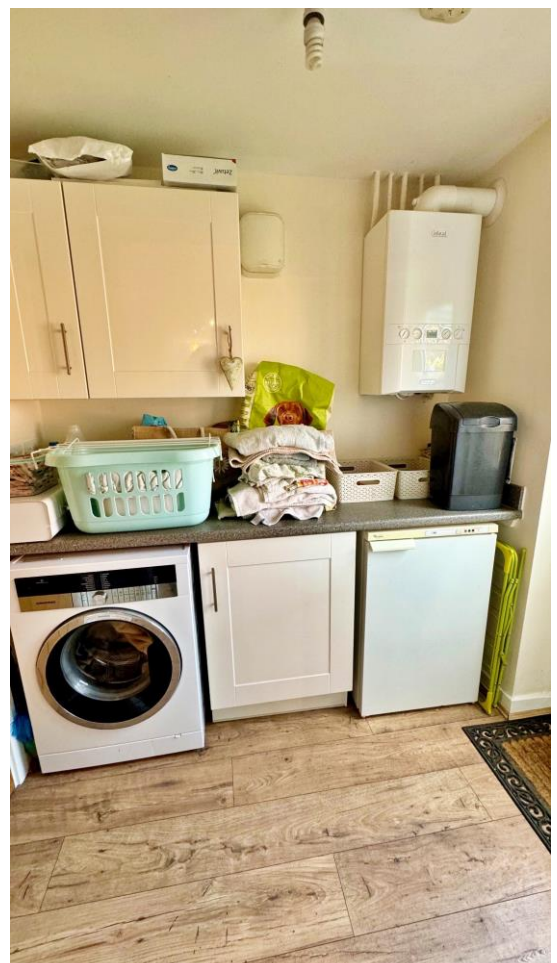
Honeysuckle Road, Witham St. Hughs, LN6 9ZG,  
£299,950







Situated within the popular development of Witham St Hughs, Starkey&Brown is delighted to offer for this 5 bedroom detached house. Downstairs accommodation has a spacious entrance hallway, lounge, 21'3 kitchen diner, utility room, downstairs WC and a 16'10 sitting room which has been converted by the previous owner from a single garage. Rising to the first floor there are 5 bedrooms with the master bedroom benefitting from an en-suite shower room and a family bathroom. Additional benefits include extensive uPVC double glazing, gas fired central heating system, enclosed walled garden to rear aspect and block paved driveway with off street parking for 2/3 cars. To truly appreciate this property an internal inspection is highly recommended. Council tax band: D. Freehold.





## Front door into:

### Hallway

Having hardwood style flooring, stairs rising to first floor, radiator and understairs storage cupboard.

### Lounge

15' 1" x 10' 8" (4.59m x 3.25m)

Having uPVC window to front aspect and a double radiator.

### Sitting Room

16' 10" x 8' 10" (5.13m x 2.69m)

Having uPVC window to front aspect and a double radiator.

### Kitchen Diner

21' 3" x 9' 10" (6.47m x 2.99m)

Having a range of fitted wall and base units, incorporating cupboards, drawers and breakfast bar area, built-in appliances including a 4 ring gas hob, electric oven and grill with extractor hood over, stainless steel sink with single drainer unit, uPVC window to rear aspect, a double radiator and uPVC French doors leading to rear garden.

### Utility Room

6' 5" x 5' 5" (1.95m x 1.65m)

Having wall and base units with rolled edged worktops surfaces, plumbing for washing machine, space for fridge, wall mounted combination central heating boiler, uPVC door to rear garden and door to:

### Downstairs WC

Having a 2 piece suite comprising of wash hand basin, low level flush WC, a uPVC frosted window and radiator.

### First Floor Landing

Having access to loft.

### Bedroom 1

13' 5" x 10' 8" (4.09m x 3.25m)

Having uPVC window to front aspect, radiator and door to:

### En-Suite

7' 8" x 4' 3" (2.34m x 1.29m)

Having a 3 piece suite comprising of a shower cubicle, wash hand basin, low level flush WC, radiator and uPVC frosted window.

### Bedroom 2

11' 5" x 10' 8" (3.48m x 3.25m)

Having uPVC window, additional storage cupboard and radiator.

### Bedroom 3

11' 9" x 10' 1" (3.58m x 3.07m)

Having uPVC window and radiator.

### Bedroom 4

10' 1" x 9' 3" (3.07m x 2.82m)

Having uPVC window and radiator.

### Bedroom 5

7' 1" x 7' 0" (2.16m x 2.13m)

Having uPVC window and radiator.

### Bathroom

Having a 3 piece suite comprising of a panelled bath with shower over and glass shower shield, wash hand basin, low level flush WC, radiator and uPVC frosted window.

### Outside Front

Having a block paved driveway to front aspect for off street parking for 2/3 cars.

### Outside Rear

Having a brick built walled surround, a variety of flowers, plants and shrubs, is mainly laid to lawn with a raised decking area with a purpose built sun canopy and garden shed.

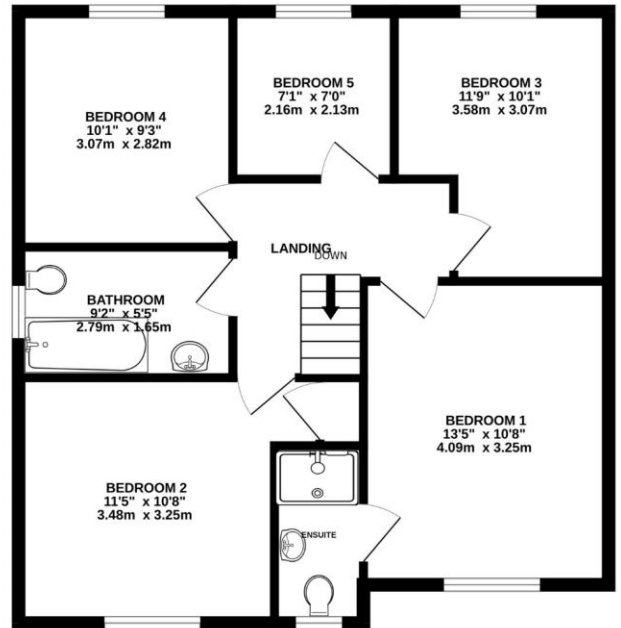
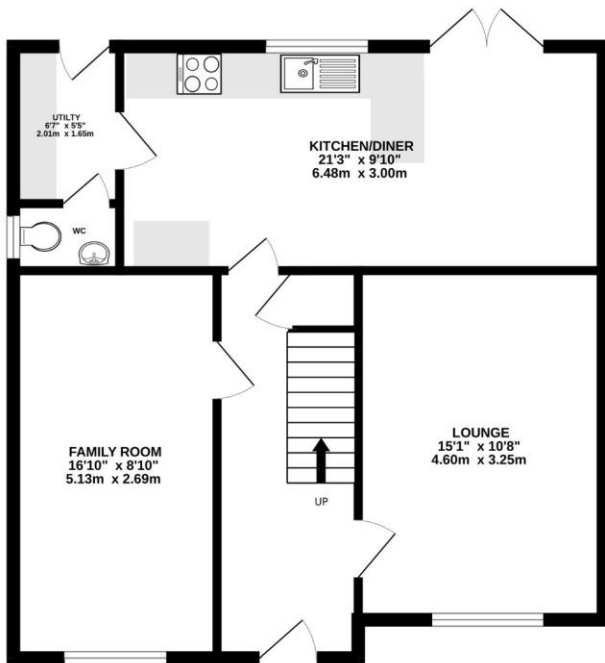






**GROUND FLOOR**  
664 sq.ft. (61.7 sq.m.) approx.

**1ST FLOOR**  
664 sq.ft. (61.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1328 sq.ft. (123.3 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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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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