



Moorhen Close, Witham St. Hughs, Lincoln, LN6 9JD

welcome to

Moorhen Close, Witham St. Hughs, Lincoln

The property comprises entrance hall, utility room, snug ,lounge three separate bedrooms, one with en-suite, main bathroom, driveway providing off road parking and enclosed rear garden.



Entrance Hall

Access via double glazed front door, stairs rising to first floor, doors into all ground floor rooms.

Cloakroom

WC, wash hand basin, radiator to wall.

Reception Room 2/Bedroom 3

17' x 8' 4" (5.18m x 2.54m)

Double glazed window to front, radiator to wall and built in storage cupboard.

Snug

12' 1" x 10' 5" (3.68m x 3.17m)

Double glazed bi-fold doors opening out to rear garden and radiator to wall.

Utility

7' 3" x 9' 6" (2.21m x 2.90m)

Double glazed window to rear, range of floor based cupboards, plumbing for washing machine as well as radiator to wall.

Lounge

15' 2" x 9' 8" (4.62m x 2.95m)

Double glazed window to front, feature Juliet balcony and radiator to wall.

Kitchen/Diner

15' 2" x 13' 9" (4.62m x 4.19m)

Double glazed window to rear, double glazed doors to balcony, kitchen comprising range of floor and wall based cupboards, sink with drainer, gas hob with extractor fan and electric oven.

Bedroom One

12' 7" x 10' 2" (3.84m x 3.10m)

Double glazed window to front, radiator to wall, fitted wardrobes and door to en-suite.

En-Suite

WC, wash hand basin, shower cubicle, tiled walls and radiator to wall.

Bedroom Two

13' 4" x 9' (4.06m x 2.74m)

Double glazed window to rear x2, radiator to wall and fitted wardrobes.

Bathroom

WC, wash hand basin, tiled floor and walls, bath with wall mounted shower, radiator to wall and extractor fan to wall.

Front Exterior

Off road parking to the front of the property.

Rear Garden

Fully enclosed rear garden, artificial grass, patio area and shed.



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Moorhen Close, Witham St. Hughs Lincoln

- THREE BEDROOM PROPERTY
- LOCATED IN THE POPULAR VILLAGE OF WITHAM ST HUGHS
- WELL PRESENTED THROUGHOUT
- SPACIOUS ACCOMMODATION
- SCHOOLS AND AMENITIES WITHIN WALKING DISTANCE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR122886 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk