



**Charlock Close, Witham St. Hughs, Lincoln, LN6 9WX**

**welcome to**  
**Charlock Close, Witham St. Hughs, Lincoln**

A great opportunity to purchase a three bedroom semi-detached property situated within the popular village of Witham St Hughs. Boasting well presented and modern accommodation throughout, driveway parking and enclosed low maintenance rear garden.



**Entrance Hall**

Access via double glazed front door, door to lounge and stairs to first floor.

**Cloakroom**

WC, wash hand basin, radiator to wall and double glazed window to front.

**Lounge**

14' 4" x 12' 1" ( 4.37m x 3.68m )

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

**Kitchen/Diner**

15' 4" x 9' 5" ( 4.67m x 2.87m )

Double glazed french doors opening out to rear garden, double glazed window to rear, kitchen comprising a range of floor and walls, sink with drainer, gas hob with extractor fan and electric oven.

**Landing**

Stairs rising from ground floor entrance hall, doors into all rooms.

**Bedroom One**

12' 2" x 9' 6" ( 3.71m x 2.90m )

Double glazed window to front, radiator to wall, built in storage cupboard and door into en-suite.

**En-Suite**

Double glazed window to front, wc, wash hand basin, tiled shower cubicle with wall mounted shower, radiator to wall and extractor fan.

**Bedroom Two**

9' 1" x 7' 7" ( 2.77m x 2.31m )

Double glazed window to rear and radiator to wall.

**Bedroom Three**

7' 8" x 6' ( 2.34m x 1.83m )

Double glazed window to rear and radiator to wall.

**Bathroom**

Double glazed window to side, wc, wash hand basin, bath with wall mounted shower and tiling over bath, radiator to wall and extractor fan.

**Front Exterior**

Off road parking to the front of the property for two vehicles.

**Rear Garden**

Fully enclosed rear garden comprising patio area for outdoor dining and an area of artificial lawn.



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## **Charlock Close, Witham St. Hughs Lincoln**

- Viewing is highly advised
- Immaculately presented three-bedroom semi-detached property situated within the popular village of Witham St Hughs
- Off road parking to the front for two vehicles
- En-suite to master and main bathroom
- Modern fixtures and fittings throughout

Tenure: Freehold

EPC Rating: B

Council Tax Band: B

**£199,995**



Please note the marker reflects the postcode not the actual property

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Property Ref:

LCR123276 - 0005

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