



**Home 150 - Swan Grange, Witham St.
Hughs, LN6 9US**

0240 005

Home 150 - Swan Grange,
Witham St. Hughs, LN6 9US

House - Detached
4 Bedrooms, 4 Bathroom

£319,995

Date Available:

Deposit:

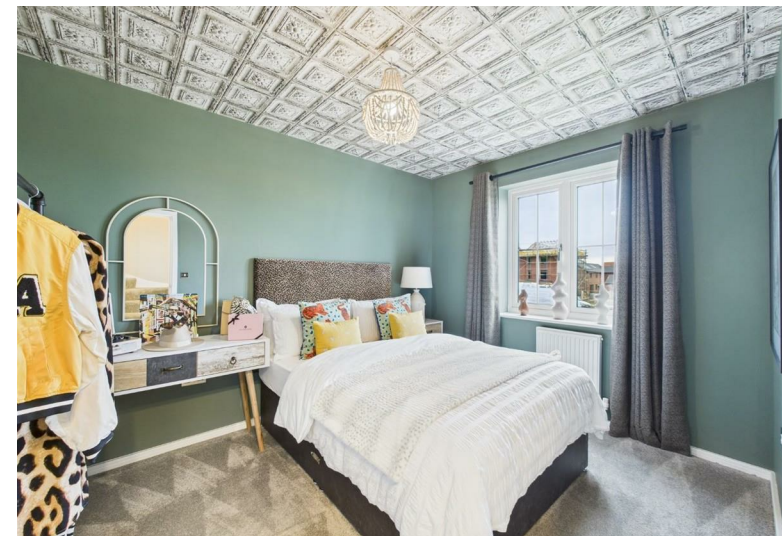
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- 10 year NHBC Buildmark warranty
- 2 year customer care warranty
- An excellent specification as standard
- Family bathroom
- Light enhancing Skylight windows
- Open plan family/dining area with access to the garden
- Separate living room offers a space to relax as a family
- Useful utility store
- Garage
- Garage and driveway with parking for one car

Stamp Duty Contribution!

The Dunham offers the perfect balance of space and practicality for your modern family lifestyle.

Light floods The Dunham's contemporary open-plan kitchen/dining room from both the skylight windows and French doors, creating brightness throughout. A separate living room with feature bay window offers the space you need to unwind and relax. The practical necessities have also been considered with a downstairs WC, utility room, a separate garage and driveway for at least two cars. On the first floor are three good-sized bedrooms and a family bathroom with separate shower cubicle, while on the second floor you'll find the master bedroom complete with its own feature skylight windows and en-suite.



Tenure: Freehold
Warranty Provider: NHBC
Construction Method: Timber Frame - Open Panel
Indicative EPC: B

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Room Dimensions

Ground Floor

Kitchen/Dining - 5.34M X 4.02M 17'5" X 13'2"
Living Room - 3.08M X 4.52M 10'1" X 14'8"

First Floor

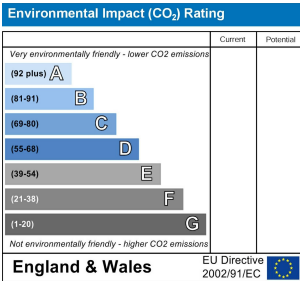
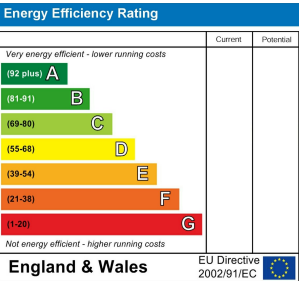
Bedroom 2 - 5.04M X 4.06M 16'5" X 13'3"
Bedroom 3 - 2.73M X 3.17M 9' X 10'4"
Bedroom 4/Office - 2.53M X 1.93M 8'3" X 6'3"

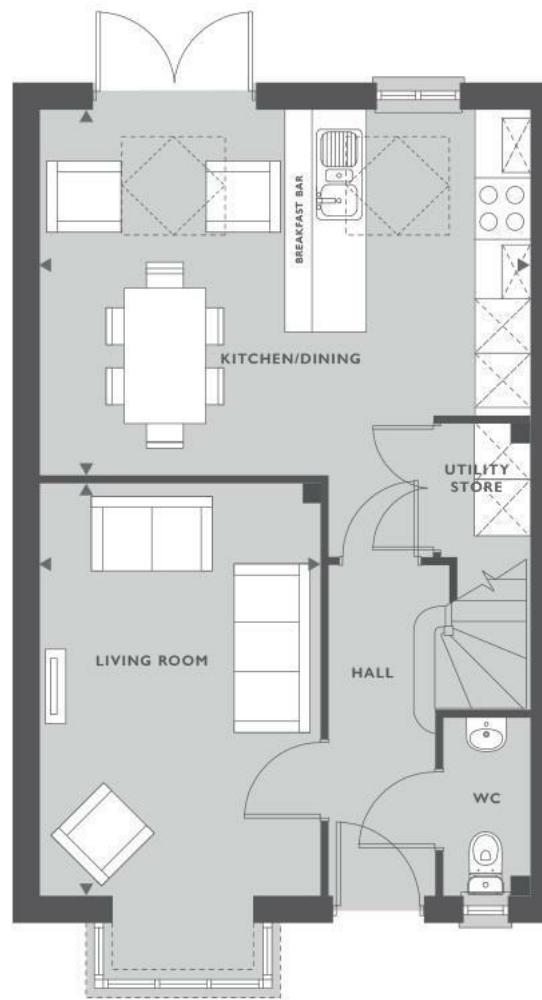
Second Floor

Master Bedroom - 5.04M X 4.06M 16'5" X 13'3"

Net Internal Area

1199 ft2





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.