



**23 Oak Tree Drive**  
Witham St Hughs, Lincoln. LN6 9UY

**BELL**



## 23 Oak Tree Drive

Witham St Hughs, Lincoln

23 Oak Tree Drive is a three-storey, three-bedroom family home; boasting first floor living room with Juliet balcony and view over the rear garden. Set to a modern, no through road development of similar properties, 23 Oak Tree Drive enjoys a quiet position in the village of Witham St Hugh's - with its excellent mix of predominantly modern homes standing close to the A46 dual carriageway which provides quick and easy access out to Lincoln and Newark

### ACCOMMODATION

**Hallway** having composite obscure double glazed front entrance door, carpeted stairs with spindle and balustrade to first floor with built in under stairs storage space, wood effect flooring, radiator, ceiling light and power points. Doors to ground floor accommodation including:

**Cloakroom** with wood effect flooring, low level WC, pedestal wash hand basin, radiator and ceiling light.

**Snug / Dining room** with uPVC double glazed window to front aspect; wood effect flooring, radiator, TV point, ceiling light and power points. Folding double doors to:

**Kitchen** having uPVC double glazed window, bay window and French doors to rear aspect: a good range of storage units to base and wall levels, plus central island with breakfast bar, 1 1/2 bowl sink and drainer inset to roll edge worktop with space and connections for under counter washing machine, dishwasher, upright fridge freezer, Bosch oven and four ring hob beneath extractor canopy. Wood effect flooring, radiator and ceiling light.





## First Floor

**Gallery Landing** with uPVC double glazed window to front aspect; carpeted floor with staircase to second floor; radiator, ceiling light and power points.

**Living Room** having uPVC double glazed window to rear with double doors to Juliette balcony to rear; fireplace with polished stone surround and oak mantle, carpeted floor, radiator, TV point, ceiling lights and power points.

**Bedroom 2** with uPVC double glazed window to front aspect; built in wardrobe space, carpeted floor, radiator, TV point, ceiling light and power points. Door to:

**En-suite Shower Room** comprising shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Vinyl flooring, heated towel rail, shaver socket and ceiling light.

## Second Floor

**Gallery Landing** with built in storage cupboard and airing cupboard housing the hot water cylinder, carpeted floor, loft access hatch, ceiling light and power points. Doors to:

**Master Bedroom** having uPVC double glazed window to front aspect; built in wardrobe space, carpeted floor, radiator, ceiling light and power points. Door to:

**En-suite Shower Room** comprising shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Vinyl flooring, radiator and ceiling light.

**Bedroom 3** with uPVC double glazed window to rear aspect; carpeted floor, radiator, TV point, ceiling light and power points.

**Bathroom** having uPVC obscure double glazed window to rear aspect; panel bath with shower over; tiled surround, pedestal wash hand basin and low level WC. Vinyl flooring, radiator and ceiling light.





## OUTSIDE

The rear garden, accessed to the side through personnel gate, is predominantly laid to lawn with a paved seating space leading off the rear. To the corner stands a further seating area, timber decked, with neighbouring trees colouring the rear aspect. The boundaries are contained by timber fencing, with a useful gravel storage space and hard standing for garden shed down the side .

The property has use of a **Single Garage**, with dedicated parking space in front.

**North Kesteven District Council – Tax band::C**

**ENERGY PERFORMANCE RATING: C**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

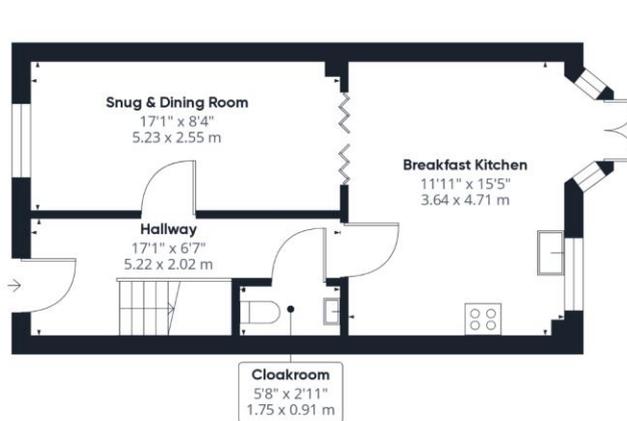
**VIEWING:** By arrangement with the agent's Lincoln Office...

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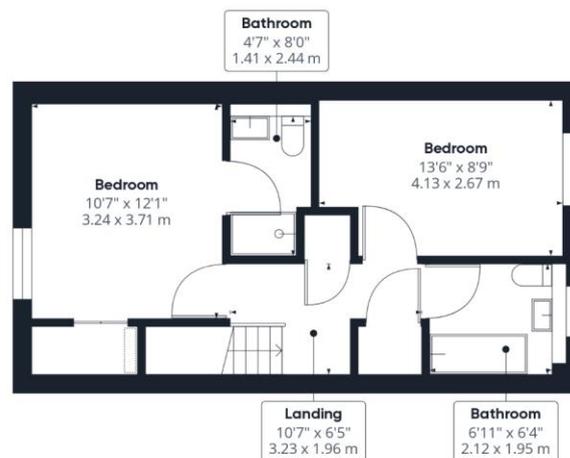




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1461.36 ft<sup>2</sup>  
135.76 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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