



5 Rookery Close
Witham St Hughs, Lincoln. LN6 9LJ

BELL



5 Rookery Close Witham St Hughs, Lincoln

5 Rookery Close is a modern, three-bedroom family home set to a quiet position in the well-connected village of Witham St Hugh's; within convenient distance of the A46, halfway between the historic city of Lincoln and Newark on Trent – with access from there to the A1, providing three bedroom accommodation.

The rear garden provides low maintenance seating spaces with gate through to the dedicated parking space plus garage at the rear.

ACCOMMODATION

Hallway having composite insulated double glazed front entrance door, carpeted stairs with spindle and balustrade to first floor, wood effect flooring, radiator and ceiling light. Doors to cloakroom and kitchen and double part glazed doors to:

Living Room with uPVC double glazed window to front aspect; carpeted floor, radiator, TV point, ceiling light and power points.

Dining Kitchen having uPVC double glazed French doors and window to rear aspect; a good range of storage units to base and wall levels plus full height pantry cupboard, 1 1/2 bowl sink and drainer inset to roll edge worktop with space and connections for upright American style fridge-freezer, Beko oven, four ring hob beneath extractor canopy, integrated dishwasher, washing machine. Tiled floor, radiator, inset ceiling spotlights and power points.

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





First Floor

Landing with uPVC double glazed window to side aspect; built in airing cupboard, carpeted floor, radiator, ceiling light. Doors to first floor accommodation.

Family Bathroom having uPVC obscure double glazed window to rear aspect; panel bath with shower attachment, tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, tiles to half height to wall. Radiator, ceiling light and shaver socket.

Master Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, telephone point, ceiling light and power points. Door to:

En-suite Shower Room having uPVC obscure double glazed window to rear aspect; shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, tiles to walls, radiator and shaver socket.

Bedroom 2 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

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

OUTSIDE

The property is approached from Rookery Close, up brick paved path and through opening in front railings; with path continuing beneath storm porch and to the front door. The front garden is set to low maintenance gravelled beds with established shrubs; personnel gate securing the rear garden.

The south-west facing rear space, is laid to low maintenance paved patio and timber decked seating areas, with useful storage spaces to the sides. Contained by timber fencing, this space is pet and child friendly. A gate to the rear leads out to the **Single Garage** and allocated parking space





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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