



15 Satterley Close
Witham St Hughs, Lincoln. LN6 9QB





15 Satterley Close Witham St Hughs, Lincoln

15 Satterley Close is a substantial three bedroom family home, with large living room and attractive dining-kitchen looking out across the large rear garden. With single garage plus stores, driveway parking and further lawn to the rear, the property offers generous accommodation, with utility off the kitchen and bathrooms to the ground and first floor.

The property is set to a gated development on the southern side of Witham St Hugh's; a 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.

ACCOMMODATION

Hallway with wood double glazed obscure front entrance door and uPVC double glazed obscure window to front aspect; oak balustrade staircase with steel spindles to first floor, built in under stairs storage space, tiled flooring, radiator and ceiling lights. Open doorway to kitchen, doors to bathroom and to:

Lounge having uPVC double glazed windows to front and rear, patio door to rear aspect; log burning stove on tiled hearth, wood effect flooring, radiator, TV point, ceiling light and power points.

Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base level, oak topped island with units beneath, sink and drainer inset to roll edge worktop. Full height integrated fridge-freezer, washing machine, oven and microwave, four ring hob





beneath extractor canopy. Tiled flooring, ceiling light and power points. Open doorways to utility and to:

Dining Room with uPVC double glazed window to rear aspect; tiled flooring, radiator, ceiling light and power points.

Utility having uPVC double glazed French doors to side aspect; storage units to walls, roll edge worktop with space and connections for washing machine, dryer and further appliance. Tiled flooring and power points.

Shower Room having uPVC double glazed obscure windows to front and side aspects; shower cubicle with tiled surround, Triton electric shower over, pedestal wash hand basin and low level WC. Tiled flooring, heated towel rail and ceiling spotlights.

First Floor

Gallery Landing with uPVC double glazed windows to front aspect; carpeted floor, loft access hatch, radiator and ceiling light.

Family Bathroom having uPVC double glazed obscure windows to front and side aspect; panel bath inset to tiled surround, corner shower cubicle with tiled surround, Mira Azora shower over, wash hand basin and low level WC. Tiles to walls and floor. heated towel rail and spot lights to ceiling.

Bedroom with uPVC double glazed window to rear aspect; built in storage space, carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to rear aspect; built in wardrobe space, carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed windows to front and rear aspects; built in storage space, carpeted floor, ceiling light and power points.





OUTSIDE

The property is approached to the front through oak personnel gate and double vehicle gates, with hedged boundaries to the front and side; and timber fencing beside the gravel driveway. The front garden is laid to lawn with a paved path through the centre. To the side stands a **Single Garage** with pair of store buildings off the rear.

The rear garden is of a generous size, south-west facing, largely laid to lawn. A paved patio leads off the rear of the property, with stepping-stone path running to the timber framed garden shed. Enjoying a range of mature flowering plants, shrubs and trees. The garden is enhanced by a fenced off orchard space bristling with apples, pears, raspberries and more, a further potting shed and greenhouse (requiring repair).

North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

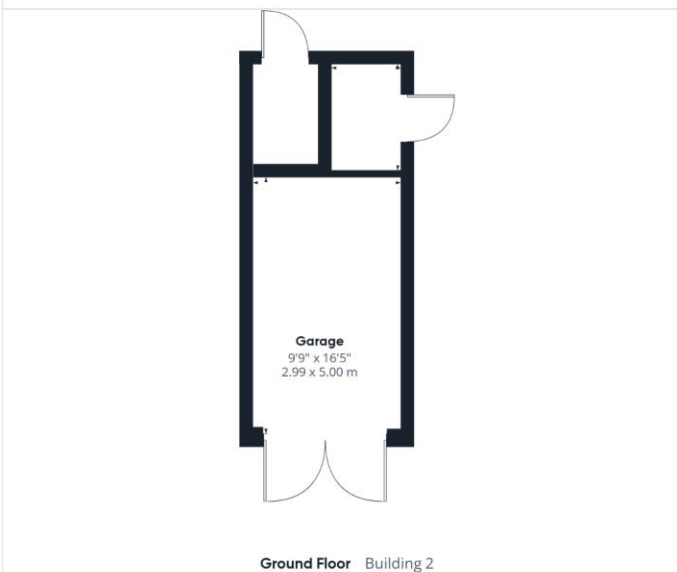
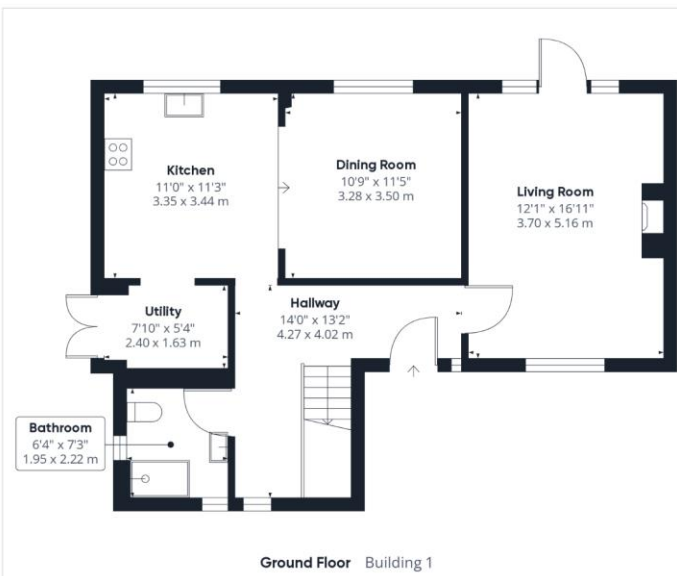
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office

43 Silver Street, Lincoln. LN2 1EH.
Tel: 01522 538888
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 16.9.2024





Approximate total area⁽¹⁾
1483.59 ft²
137.83 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

