



Witham St Hughs, Lincoln



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£219,950



Key Features

- Three Storey Town House
- Three Bedrooms
- Garage
- En-Suite
- Popular Village Location
- Modern
- EPC rating C
- Council Tax Band C





Well presented, three bedroom mid town house. Located in the popular village of Witham St Hughs. Within walking distance of local shops, parks and school. Viewing is highly recommended.

Internally, the property offers; entrance hall, WC, kitchen, and lounge to the ground floor. To the first floor there are two bedrooms and a family bathroom and to the second floor is a master bedroom with dressing area and an en-suite. Outside the property to the rear is an enclosed garden laid to lawn and patio area. Access to driveway and single garage.

Entrance Hall

External door to front aspect, stairs to first floor and radiator.

WC

Window to front aspect and fitted with low level WC, wash hand basin, and radiator.

Kitchen 2.40m x 4.80m (7'11" x 15'8")

Window to front aspect and fitted with a range of wall and base units with worktops over, sink with drainer, integrated electric oven, four ring gas hob with extractor over, plumbing for washing machine, integrated fridge freezer and radiator.

Lounge 4.45m x 3.90m (14'7" x 12'10")

French doors to rear aspect and two radiators.

Landing

Window to front aspect and storage cupboard.

Bedroom Two 3.78m x 3.90m (12'5" x 12'10")

Window to rear aspect and radiator.

Bedroom Three 1.90m x 3.30m (6'2" x 10'10")

Window to front aspect and radiator.

Bathroom 2.06m x 1.90m (6'10" x 6'2")

Fitted with low level WC, wash hand basin, panelled bath with shower over, extractor and radiator.

Second Floor Landing

Radiator

Bedroom One 3.96m x 5.08m (13'0" x 16'8")

Keylite windows to rear aspect, built-in wardrobes and radiator.

En-Suite 2.46m x 2.84m (8'1" x 9'4")

Window to front aspect and fitted with low level WC, wash hand basin, corner shower, extractor and radiator.

Outside

To the rear of the property there is an enclosed garden laid to lawn with patio area. Access to driveway with ample parking and single garage.

Single Garage

Up and over door.

Agent Note

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55 POPPY ROAD WITHAM ST HUGHS
 TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

