NEWTONFALLOWELL



Witham St Hughs, Lincoln





£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

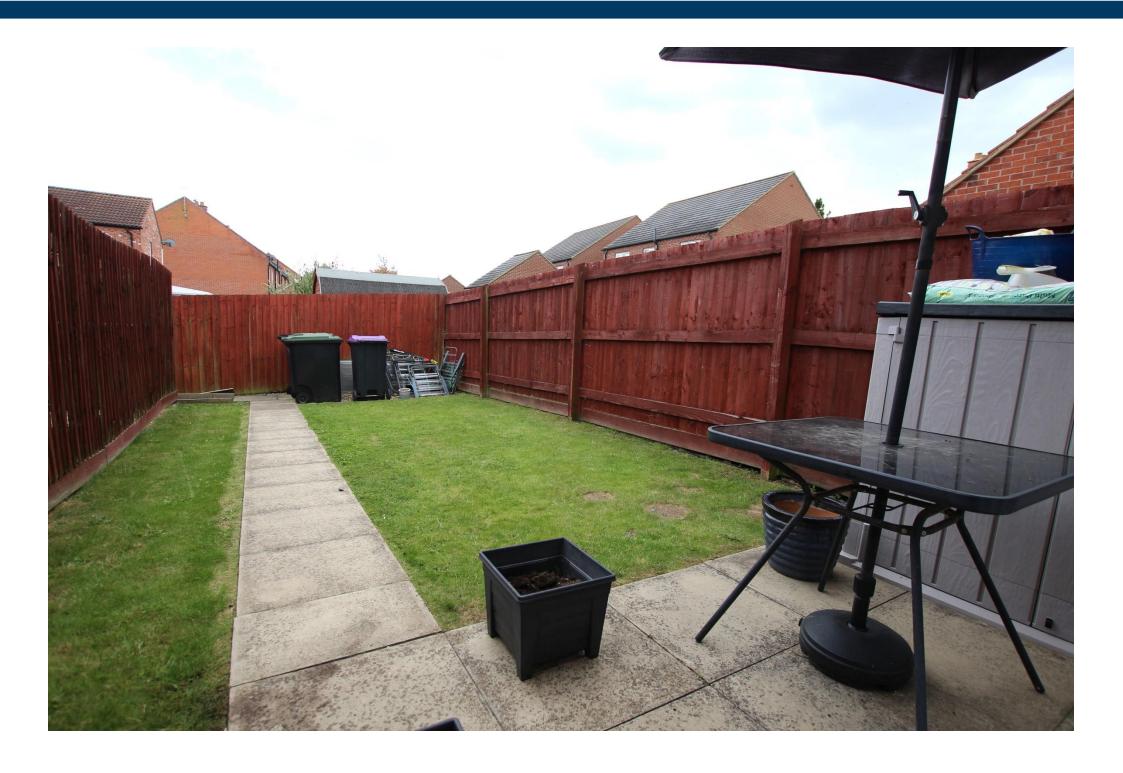
To the rear of the property there is an enclosed garden laid to lawn with patio area. Access to driveway with ample parking and single garage.

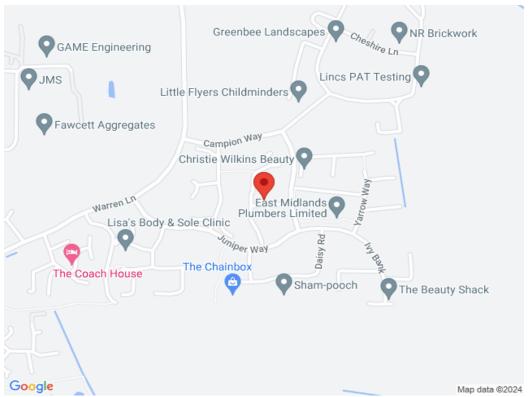
Single Garage

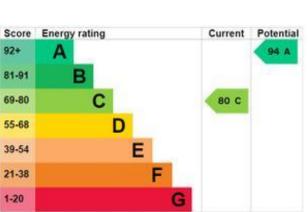
Up and over door.

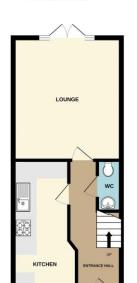
Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.









GROUND FLOOR 395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR 395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR 341 sq.ft. (31.7 sq.m.) approx.

55 POPPY ROAD WITHAM ST HUGHS

TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.

White oney attengt has been made to ensure the accuracy of the floorplan contained here, measurement of stors, sometimes of stors, sometimes of stors, sometimes of the story of stors, sometimes or any extraction or are-statement. This plan is for illustratine purpose, only and should be used as such by any prospective purchaser. The services, system and applicances shown have not been tested and no guarante data with the story of the story of

