



New Swan Close, Witham St  
Hughs



**Offers over £200,000**

- Extended Town House
- Three Bedrooms
- Two Reception Rooms
- WC, Family Bathroom & En-Suite
- Garage & Driveway
- Newly Fitted Kitchen
- Freehold
- EPC rating TBC



Well presented three bedroom End of Terrace House. Located in the highly sought after village of Witham St Hughs. The property has been tastefully extended by the current owners. The accommodation on offer comprises Entrance Hall, WC, Kitchen Diner, Lounge and Sun Room to the ground floor. To the first floor there are Two Double Bedrooms and Family Bathroom. To the Second floor there is the Main Bedroom with En-Suite. Outside the property to the front there is a shared pathway leading to the front door and side gate leading to the rear of the property. At the rear of the property there is an enclosed garden with artificial grass and patio area. The property further benefits from being within walking distance of Witham St Hughs Academy, Co-op and other local amenities, Gas Central Heating and uPVC Double Glazing Throughout.

### **Entrance Hall**

Window and external door to front aspect.

### **Downstairs WC**

Window to side aspect and fitted with low level WC.

### **Kitchen Diner**

Windows to front and side aspect. Fitted with a range of wall and base units with worktops over, stainless steel sink with drainer, four burner gas hob, electric double oven, integrated fridge freezer and dishwasher. space and plumbing for washing machine and radiator.



## Inner Hall

Stairs to first floor.

## Lounge

Windows and French doors to rear aspect and radiator.

## Sun Room

Fitted feature glass ceiling and patio doors to rear aspect.

## 1st Floor Landing

Access to all rooms.

## Bedroom Two

Two windows to the rear aspect and radiator.

## Bedroom Three

Window to front aspect and radiator.

## Family Bathroom

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

## Second Floor Landing

Storage cupboard.

## Bedroom One

Windows to front aspect and radiator.

## En-Suite

Sky light window to rear aspect and fitted with shower cubicle, low level WC, wash hand basin and radiator.

## Outside

To the front of the property there is a shared pathway leading to front door and side gate leading to the rear garden. To the rear there is an enclosed garden with patio area.



### 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.

# Floorplan



41 NEW SWAN, WITHAM ST HUGHS, LNS 9WJ

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows and any other elements are approximate and no responsibility is accepted for any errors, omissions 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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