



## Warren Lane , Witham St Hughs



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**£220,000**

- Three Storey Town House
- Sought After Village Location
- Single Garage & Driveway
- Three Double Bedrooms
- Bathroom, En-suite & Downstairs WC
- GCH & uPVC Double Glazing
- Freehold
- EPC rating C



Three Storey Modern Mid Townhouse situated in the popular Carlton centre area which offers a wealth of amenities and convenient access to the Lincoln Bypass. The ground floor accommodation comprises Entrance Hall, Lounge Diner with French doors to the rear garden, Kitchen and WC. First floor leads to Two Double Bedrooms and Bathroom. The second floor boasts the main bedroom with good storage spaces and ensuite shower room. Outside is an enclosed rear garden, off road parking and garage.

### Entrance Hall

With entrance door, access to the wc and stairs leading to the first floor.

### Lounge

15'11" x 13'4" (4.9m x 4.1m)

With windows to the rear aspect, french doors leading to the rear garden and access to storage cupboard.

### Kitchen

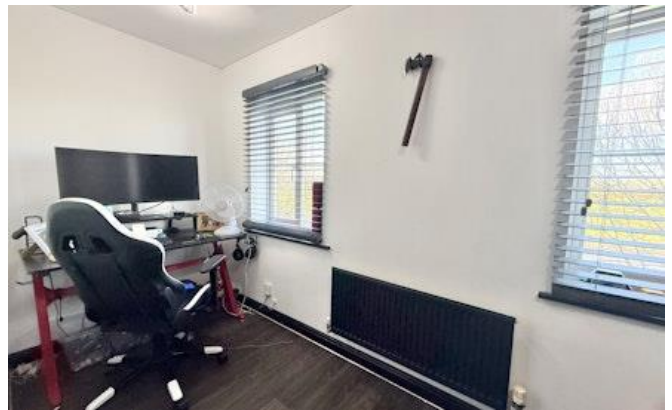
10'11" x 6'5" (3.3m x 2m)

With a window to the front aspect, a range of wall and base unite with worktops over, stainless steel sink and drainer unit, integrated oven and hob with extractor fan over.

### WC

With a low level wc and wash hand basin.





## First Floor Landing

With stairs to the ground and second floor and radiator.

## Bedroom Two

11'1" x 13'4" (3.4m x 4.1m)

With windows to the rear aspect and radiator.

## Bedroom Three

8'10" x 13'4" (2.7m x 4.1m)

With windows to the front aspect and radiator.

## Bathroom

7'3" x 8'3" (2.2m x 2.5m)

With low level wc, wash hand basin and panelled bath with shower over.

## Second Floor Landing

With access to storage cupboard and stairs to the first floor.

## Bedroom One

18'1" x 13'4" (5.5m x 4.1m)

With a window to the front aspect, access to storage cupboard and en-suite.

## En-Suite

With low level wc, wash hand basin and enclosed shower.

## Garage

8'1" x 15'7" (2.5m x 4.7m)

## Outside

To the front of the property is pathway to the entrance door. To the rear is an enclosed lawned garden with decking area.



### Agents Note

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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