



Leveret Chase , Witham St Hughs



5



3



2

Offers In Excess Of £325,000



Key Features

- Three Storey Detached House
- Lounge & Dining Room
- Five Bedrooms
- Downstairs WC & Utility Room
- Two En-Suites
- Driveway & Double Garage
- EPC rating C





Three Storey FIVE BEDROOM Detached House situated within walking distance of the amenities within Witham St Hughs. The ground floor accommodation comprises of Entrance Hall, 19ft Lounge, Dining Room, Dining Kitchen with integrated appliances, Utility Room and Downstairs Cloak Room. To the first floor there are two double bedrooms both with ensuite facilities and Bedroom Five. The last two double bedrooms and family bathroom are on the second floor. Outside there is a front garden, an enclosed lawned garden to the rear a driveway and double garage. No Onward Chain.



Entrance Hall

External door to front aspect, understairs cupboard and stairs to first floor.

Lounge 3.42m x 5.89m (11'2" x 19'4")

Window to front aspect and patio doors to rear aspect. Feature fire place and radiators.

Kitchen Diner 5.45m x 5.29m (17'11" x 17'5")

Patio doors and window to rear aspect. Fitted with a range of wall and base units with worktops over. Integrated electric double oven oven, four ring gas hob with extractor over, space for fridge freezer, integrated dishwasher and radiator.

Utility Room 2.26m x 1.71m (7'5" x 5'7")

External door to side aspect and fitted with a range of wall and base units with worktops over. Plumbing for washing machine, plumbing for tumble dryer and sink with drainer.

WC 1.00m x 1.83m (3'4" x 6'0")

Fitted with low level WC, wash hand basin and radiator.

Snug 3.04m x 3.04m (10'0" x 10'0")

Window to front aspect and radiator.

Landing

Stairs to second floor.

Bedroom One 3.42m x 5.20m (11'2" x 17'1")

Window to front aspect, fitted wardrobes and radiator.

En-Suite 1.83m x 1.52m (6'0" x 5'0")

Window to rear aspect and fitted with panel bath with shower over, wash hand basin, low level WC and radiator.

Bedroom Two 3.32m x 3.80m (10'11" x 12'6")

Window to front aspect, built in wardrobes and radiator.

En-Suite 3.32m x 2.09m (10'11" x 6'11")

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

Bedroom Five/ Office 2.13m x 2.51m (7'0" x 8'2")

Window to front aspect and radiator.

Second Landing

Window to rear aspect and storage cupboard.

Bedroom Three 3.41m x 5.75m (11'2" x 18'11")

Window to front aspect and radiator.

Bedroom Four 3.21m x 5.75m (10'6" x 18'11")

Window to front aspect and radiator.

Bathroom

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

Double Garage

Two up and over doors and power and lighting.

Outside

To the front of the property there is a paved walk way leading to front door. To the rear of the property there is an enclosed garden with patio area and driveway leading to detached double garage.





Agent Note

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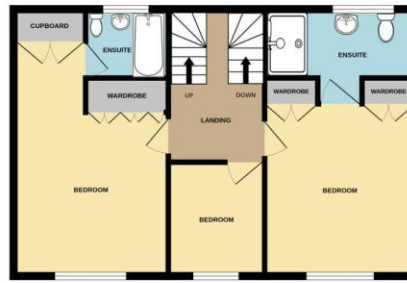




GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



2ND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



LEVERET CHASE, WITHAM ST HUGHES, LINCOLN, LN6 9GX

TOTAL FLOOR AREA : 1808 sq.ft. (167.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

