NEWTON FALLOWELL



Bluebell Walk, Witham St Hughs

3 2 1

£269,500

- Detached House
- Three Bedrooms
- Popular Village Location
- Driveway & Garage
- Enclosed Rear Garden
- GCH & uPVC Double Glazing
- Freehold
- EPC Rating C







Well presented three bedroom house located in the popular village of Witham St Hugh's, perfectly positioned within walking distance of a range of local amenities including Witham St Hugh's Academy, Co-op Food, village shops, a pharmacy, takeaway facilities, a village hall, children's play areas and pleasant green spaces, making it an ideal choice for families and professionals alike.

The accommodation on offer comprises Entrance Hall, Breakfast Kitchen, Lounge Diner and WC to the ground floor. To the first floor there are Three Bedrooms with En-suite to the main and Family Bathroom. Externally the property offers a private driveway with room for two cars leading to a detached single garage. To the rear of the property there is an enclosed lawned garden with patio area.

Entrance Hall

With entrance door, stairs rising to the first floor, doors leading to the lounge, kitchen and ground floor WC.

WC

7'2" x 3'0" (2.2m x 0.9m)

With low level WC, wash hand basin and radiator.









Lounge
18'3" x 9'9" (5.6m x 3m)
With a window to the front aspect, french doors providing access to the rear garden and radiator.

Kichen
18'3" x 9'0" (5.6m x 2.7m)
With a window to the front aspect and french doors leading to the rear garden. Fitted with a range of wall and base units with worktops over, sink and drainer unit, four ring hob and oven, integrated dishwasher and washing machine.

Landing
With doors leading to all three bedrooms and family bathroom and stairs to the ground floor.

Bedroom One
12'0" x 10'0" (3.7m x 3m)
With a window to the front aspect, fitted wardrobes and door leading to the en-suite and radiator.

En-Suite
Fitted with an enclosed shower, low level WC and wash hand basin.

Bedroom Two
10'0" x 9'0" (3m x 2.7m)
With a window to the front aspect and radiator.

Bedroom Three
9'0" x 9'0" (2.7m x 2.7m)
With a window to the rear aspect and radiator.

Bathroom
6'7" x 6'7" (2m x 2m)
With a window to the front aspect, panelled bath, low level WC, wash hand basin and radiator.

Outside
To the front of the property there is a private driveway with room for two cars leading to a detached single garage.
To the rear of the property there is an enclosed lawned garden with patio area.







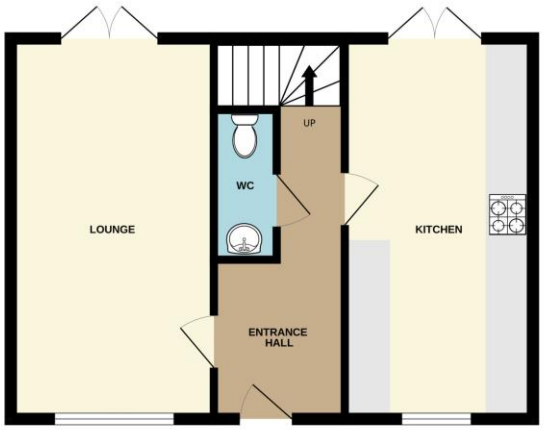


Agents Note

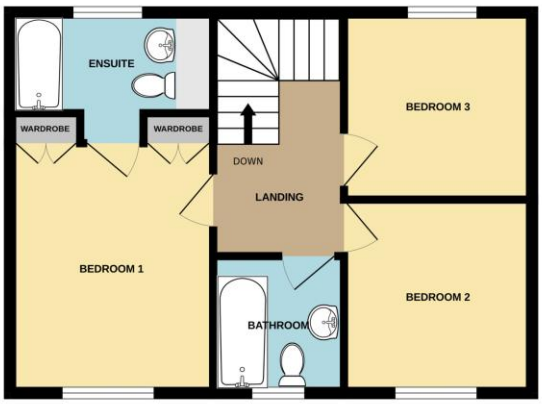
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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

Floorplan

GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



BLUEBELL WALK, WITHAM ST HUGHS, LN6 9WN

TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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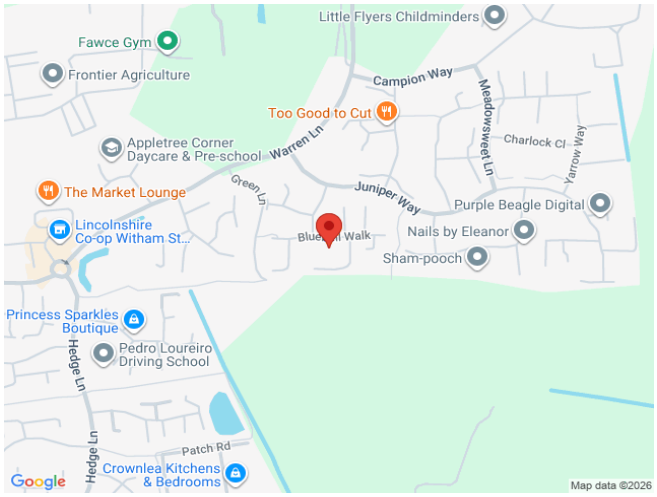

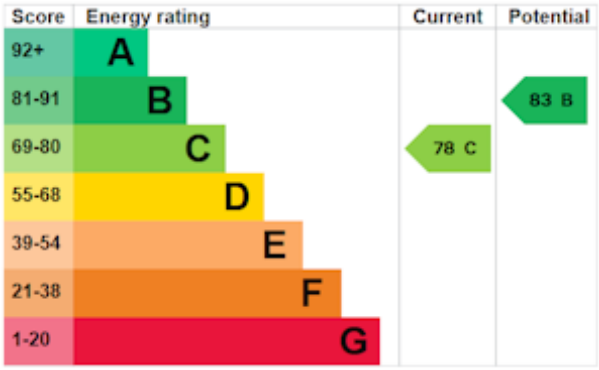

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