



29 Squirrel Chase

Witham St. Hughs, LN6 9UX



Book a Viewing!

£145,000

A well presented two bedroom detached coach house, offering spacious and versatile accommodation, recently redecorated throughout and ready to move straight into. Positioned within the popular village of Witham St Hughs, benefitting from an enviable location offering both the charm of rural life and the convenience of nearby facilities. The property benefits from a generous open plan living space, two well proportioned bedrooms and an oversized garage, making it an ideal purchase for first time buyers, professionals or investors alike.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Witham St Hughs is situated between Newark and Lincoln, both of which provide excellent shopping, bars, restaurants and leisure facilities. Local village primary schooling is available and secondary schooling is available in nearby North Hykeham. The village offers a local Co-op Store, village hall, takeaways, hairdresser, veterinary clinic and coffee bar. Lincoln, North Hykeham and Newark are easily accessible via the A46.

ENTRANCE HALL

With radiator and stairs rising to the first floor landing.

FIRST FLOOR LANDING

Providing access to all rooms, with radiator and built in storage cupboard housing the wall mounted gas boiler.

OPEN PLAN LIVING

18' 1" x 14' 5" (5.51m x 4.39m) A bright and spacious open plan living space offering clearly defined lounge, dining and kitchen areas, ideal for modern living and entertaining. The lounge area benefits from a large UPVC double glazed window to the front aspect and two radiators, allowing plenty of natural light throughout the room. The kitchen is fitted with a range of wall and base units with laminate work surfaces, incorporating stainless steel sink with mixer tap, gas hob with extractor over and electric oven, along with space for further appliances. Finished with tiled splashbacks, lino flooring and two Velux style windows.

BEDROOM 1

11' 9" x 10' 1" (3.58m x 3.07m) A spacious double bedroom with UPVC double glazed window to the front aspect, radiator and built in wardrobe storage.

BEDROOM 2

8' 1 max" x 8' (2.46m x 2.44 m) A flexible second bedroom suitable for use as a guest room, nursery or home office with UPVC double glazed window and radiator.

BATHROOM

Fitted with a three piece suite comprising of a bath with mains shower over, pedestal wash hand basin and WC. Finished with tiled splashbacks, lino flooring, radiator, extractor and window.

GARAGE

18' 1" x 12' 6 max" (5.51m x 3.81m) A particular feature of the property is the larger than average garage, fitted with manual up-and-over door, lighting, power and useful built in storage cupboard providing excellent storage.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing services, then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J. Walter and Calum Lyman will be able to provide information and services they offer relating to surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

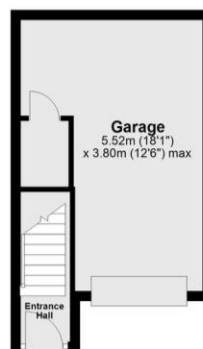
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

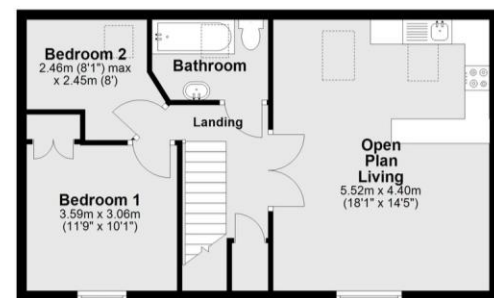
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 19.9 sq. metres (214.0 sq. feet)



First Floor
Approx. 52.0 sq. metres (559.6 sq. feet)



Total area: approx. 71.9 sq. metres (773.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

