



Bluebell Walk, Witham St. Hughs Lincoln LN6 9WN

welcome to

Bluebell Walk, Witham St. Hughs Lincoln

- NO ONWARD CHAIN
- FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME BUY
- MODERN FITTED KITCHEN / DINER
- OFF ROAD PARKING WITH CARPORT
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£180,000

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Property Ref:
LCR118124 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Lounge

With front entrance door, double glazed window to the front, stairs rising to first floor, radiator and double doors opening to:-

Kitchen / Diner

With double glazed sliding doors opening to the rear garden, a modern fitted kitchen in a range of wall and base units with work surfaces, integral oven, stainless steel hob with extractor fan fitted over, space for washing machine, stainless steel sink and drainer, radiator and door to:-

Cloakroom Wc

With wc, wash hand basin and radiator.

First Floor Landing

With stairs rising from Lounge and radiator.

Bedroom One

With double glazed window to the front, loft access point and radiator.

Bedroom Two

With double glazed window to the rear and radiator.

Bathroom

With wc, wash hand basin, bath with wall mounted shower attached, extractor fan, tiling to the walls, shaver point and radiator.

Outside

Property benefits from a fully enclosed rear garden which is mainly laid to lawn with a patio area ideal for seating and a pathway leading past the rear of the neighbouring property. This pathway leads to further built in storage and a metal shed, with gated access leading to the allocated off road parking and carport.



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