



Squirrel Chase, Witham St Hughs



£199,950

- Three Storey Town House
- Four Bedrooms
- NO ONWARD CHAIN
- Popular Village Location
- En-Suite, Family Bathroom and Downstairs WC
- Driveway and Garden.
- Tenure: Freehold
- EPC Rating B



Three Storey Four Bedroom Townhouse located in the popular village of Witham St Hugh's. Positioned between the historical city of Lincoln and the market town of Newark. The property is within walking distance of the local shop, school, village hall and easy access to a46.

The accommodation of offer comprises Entrance Hall, Study and Kitchen Diner and WC to the ground floor. To the first floor is a Lounge and Main Bedroom with En-Suite and to the second floor there are Three Bedrooms and Family Bathroom. Externally the property offers there are two allocated parking space and enclosed lawned garden to the rear.

The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

Entrance Hall

With stairs to first floor and radiator.

WC

With obscured double glazed window to the front, hand basin with tiled splashback and low level WC and radiator.



Study/Bedroom Five 11'7" x 8'5" (3.5m x 2.6m)

With double glazed window to the front and radiator.

Kitchen/Diner 15'5" x 15'2" (4.7m x 4.6m)

With double glazed window and French doors to rear garden. Fitted with a range of base and eye level units and worktops over, one and a half bowl sink and drainer unit with mixer tap, electric oven and gas hob, tiled splashbacks, plumbing for dishwasher and radiator.

First Floor Landing

With spindle staircase rising to the second floor and airing cupboard.

Lounge 15'0" x 12'6" (4.6m x 3.8m)

With two double glazed windows to the rear and two radiators.

Bedroom One 11'7" x 8'5" (3.5m x 2.6m)

With double glazed window to the front, built in wardrobe and radiator.

En-Suite

With obscure double glazed window to the front, shower cubicle, low level WC, wash hand basin, extractor and radiator.

Second Floor Landing

With stairs to the first floor.

Bedroom Two 12'5" x 8'6" (3.8m x 2.6m)

With double glazed window to the rear, built in wardrobes and radiator.

Bedroom Three 10'0" x 8'6" (3m x 2.6m)

With double glazed window to the front, built in wardrobe and radiator.

Bedroom Four 9'3" x 6'4" (2.8m x 1.9m)

With double glazed window to the rear and radiator.

Bathroom

With obscure double glazed window to the front, bath with overhead shower and screen, tiled splashbacks, low level WC, wash hand basin and radiator.

Outside

To the front of the property is a lawned area with pathway leading to the front door. To the rear of the property the garden is laid mainly to lawn with a paved patio and a panelled fencing surround. The rear garden is not overlooked and the property has two allocated parking spaces also to the rear.

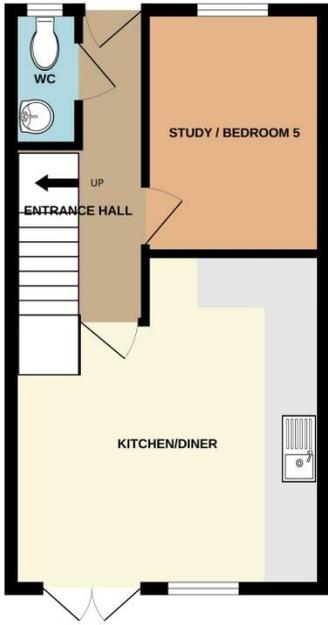
Agents Note

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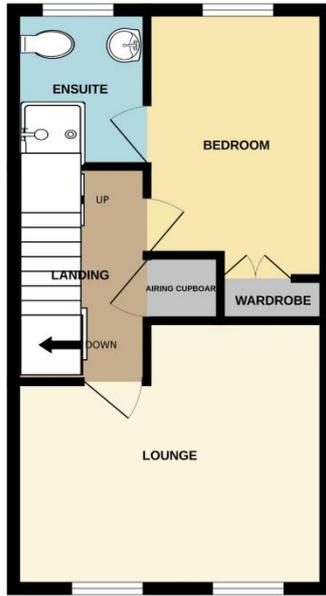




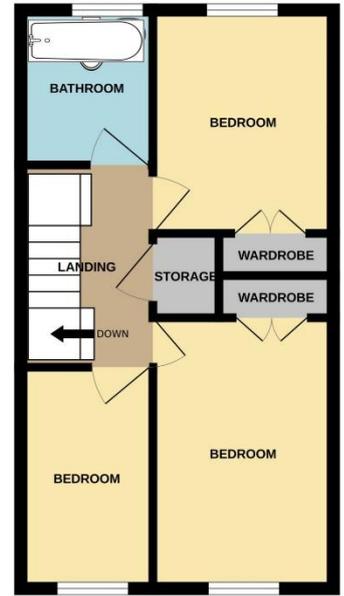
GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



SQUIRREL CHASE, WITHAM ST HUGHES LN6 9UX

TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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