



**Home 163 - Swan Grange, Witham St.  
Hughs, LN6 9US**

**MARTIN & CO**

Home 163 - Swan Grange,  
Witham St. Hughs, LN6 9US



House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£249,995

Date Available:

Deposit:

- 10 year NHBC Buildmark warranty
- 2 year customer care warranty
- Separate living room offers a space to relax as a family
- Downstairs Cloakroom with WC
- French doors to rear garden
- Family bathroom
- Low cost energy efficient homes
- Parking spaces for two cars
- Third bedroom is ideal for guests, or to use as an office

The Cromford has been designed to maximise space for modern living. As well as featuring a stunning kitchen, the Cromford's dining room also benefits from French doors leading to the garden, creating a light and airy feel throughout. There is also the added benefit of a separate dining room for privacy or for entertaining. The separate living room offers extra space for relaxation. Upstairs you will find three good-sized bedrooms and a family bathroom with separate shower cubicle provides the finishing touch to this stunning family home.

KEY

- THE CROMFORD  
3 bedroom home (846sqft)
- THE FOXTON  
3 bedroom home (925sqft)
- THE NEW ASHBOURNE FCT  
3 bedroom home (991sqft)
- THE BLYTH  
3 bedroom home (1002sqft)
- THE WALCOT  
3 bedroom home (1086sqft)
- THE BIRKDALE  
3 bedroom home (1056sqft)
- THE ASHOP  
3 bedroom home (1075sqft)
- THE DUNHAM  
4 bedroom home (1210sqft)
- THE LYMINGTON  
4 bedroom home (1215sqft)
- THE WOODBRIDGE  
4 bedroom home (1244sqft)
- THE BOWMONT  
4 bedroom home (1262sqft)
- THE WELLINGTON  
4 bedroom home (1282sqft)
- AFFORDABLE



Tenure: Freehold

Warranty Provider: NHBC

Construction Method: Timber Frame - Open Panel

Indicative EPC: B

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Flooring included offer available on our selected new build homes only and limited to reservations made by [31/12/2024] and legal completion must take place by [31/03/25]. Please contact one of our sales consultants for details of which homes are covered. Options on flooring types and specifications available will vary across homes, room type and developments. Purchaser's taking advantage of this offer must claim at the time of reserving a property from us and it must be recorded on the Reservation Form. Any photographs of flooring are illustrative images only and exact specification may differ. Flooring options are subject to availability and stage of construction, equivalent alternate items may be provided if the stated options are no longer available. Purchaser may not select alternative items and there is no cash equivalent. Not in conjunction with any other offer or discount and conditional on paying full asking price unless otherwise stated. The offer is conditional upon the purchase proceeding to legal completion.

#### Room Dimensions

##### Ground Floor

Kitchen - 2.56M X 2.76M 8'5" X 9'1"

Dining - 2.72M X 3.26M 8'11" X 10'8"

Living Room - 3.04M X 4.03M 10' X 13'3"

##### First Floor

Master Bedroom - 2.80M X 4.04M 9'2" X 13'3"

Bedroom 2 - 2.80M X 3.26M 9'2" X 10'8"

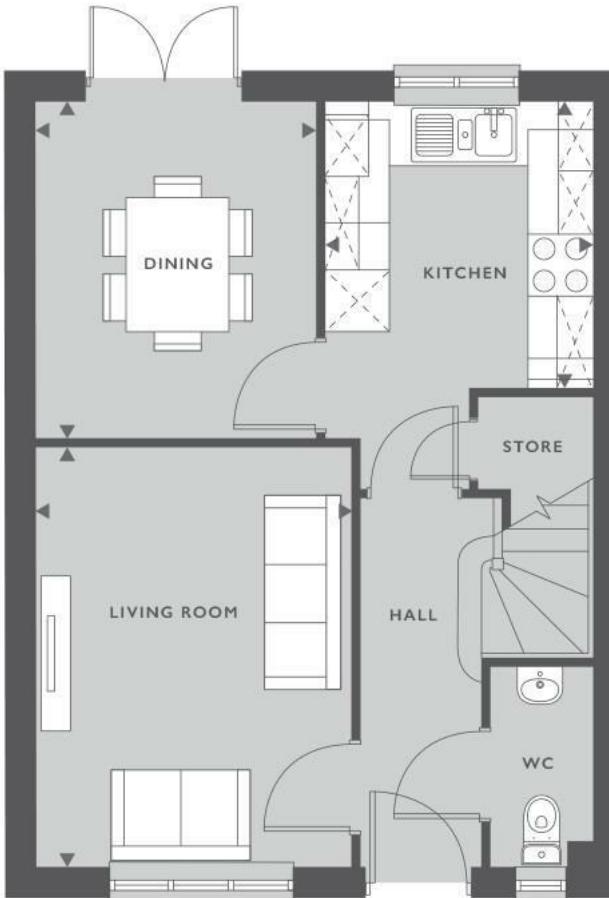
Bedroom 3 - 2.48M X 2.76M 8'2" X 9'1"

#### Net Internal Area

846 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

