



Elder Close, Witham St Hughs



**£225,000**

- Three Storey Semi-Detached Townhouse
- Three Bedroom
- Driveway & Garage
- Ensuite, Family Bathroom & Downstairs WC
- Popular Village Location
- NO ONWARD CHAIN
- Air Conditioning Fitted
- EPC rating C



**THREE BEDROOM** Three Storey Semi-Detached Townhouse located in the popular village of Witham St Hughs. Perfectly positioned within walking distance of the local shops, school and other local amenities. The property also benefits from excellent road links to both Newark and Lincoln.

The accommodation on offer comprises Entrance Hall, Kitchen, Lounge Diner and WC to the ground floor. To the first floor there are Two Bedrooms and Family Bathroom and to the Second floor there is the Master Bedroom with En-Suite. Externally the property offers off street parking for up to four cars and Single Garage. To the rear of the property, there is a low maintenance garden with decking area.

The property further benefits from Gas Central Heating, uPVC Double Glazing, Air Conditioning fitted to the Main Bedroom and Lounge. The property is being sold with NO ONWARD CHAIN.

### **Entrance Hall**

With entrance hall and access to the WC.

### **Kitchen**

**9'7" x 5'11" (2.9m x 1.8m)**

With a window to the front aspect. Fitted with a range of wall and base units with worktops over, integrated oven and hob with extractor fan and sink with drainer unit.



## Lounge/Diner

12'10" x 17'0" (3.9m x 5.2m)

With windows and french doors to the rear aspect, wood flooring and radiator.

## Downstairs WC

With a window to the front aspect, low level wc and wash hand basin.

## Landing

With floors to the ground and second floor.

## Bedroom Two

9'6" x 8'1" (2.9m x 2.5m)

With a window to the front aspect and access to storage cupboard and radiator.

## Bedroom Three

9'6" x 7'1" (2.9m x 2.2m)

With a window to the rear aspect and radiator.

## Bathroom

6'5" x 6'7" (2m x 2m)

With a window to the side aspect, panelled bath with shower over, low level WC, wash hand basin and radiator.

## Stairs

Leading to the second floor.

## Bedroom One

11'2" x 12'10" (3.4m x 3.9m)

With a window to the front aspect, access to the en-suite and radiator.

## En-Suite

5'7" x 7'1" (1.7m x 2.2m)

With a window to the rear aspect, enclosed shower, low level wc, wash hand basin and radiator.



### Garage

8'1" x 13'9" (2.5m x 4.2m)

With up and over door.

### Outside

To the front of the property is a shared driveway, single garage and pathway to the entrance door. To the rear is an enclosed low maintenance gravelled garden with decking area.

### Agents Note

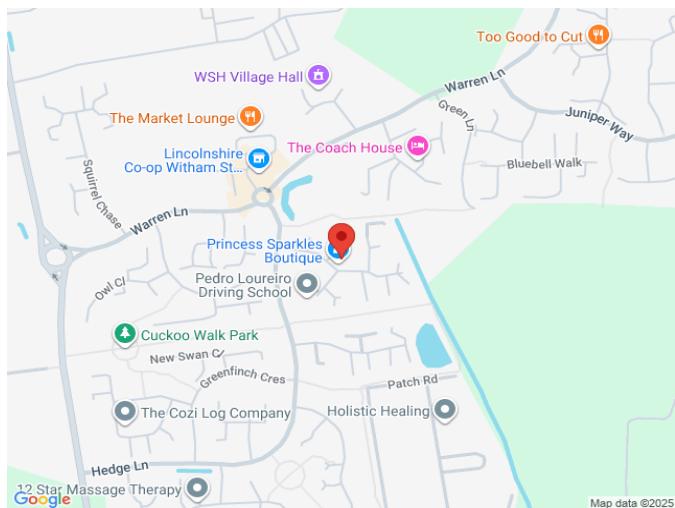
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## Floorplan



10 ELDER CLOSE, WITHAM ST HUGHS, LN6 9NS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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