

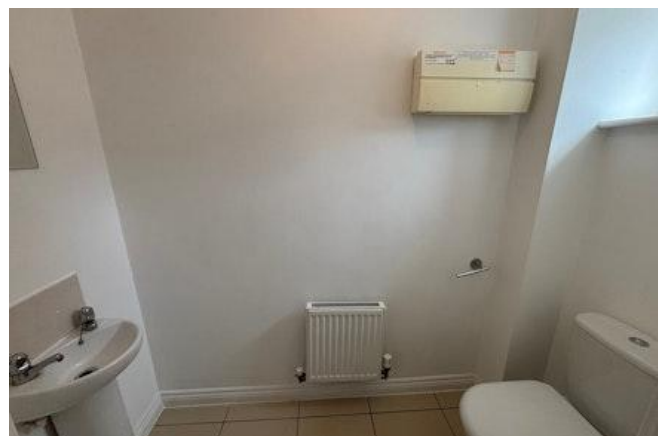


Poppy Road, Witham St
Hughs



£995 PCM

- Well Presented Semi-Detached House
- Sought After Village location
- Master Bedroom with Ensuite
- Off Street Parking
- Three Bedrooms
- EPC Rating: C
- Council Tax Band: B



Well presented Three bedroom house situated in a quiet cul de sac location In Witham St Hughs. Accommodation comprises of fitted dining kitchen with oven, hob & extractor. Lounge with patio doors leading to rear garden. Three good sized bedrooms, with the master bedroom having an en suite. Further family bathroom. Ample driveway Parking and enclosed rear garden. Available NOW!

Entrance Hall 10'3" x 3'2" (3.1m x 1m)

Opening into from the front door with staircase to the first floor

Kitchen/Diner 10'3" x 8'3" (3.1m x 2.5m)

With a range of base and eye level units, oven, hob and extractor. Window to the front elevation. Radiator.

Downstairs WC 6'5" x 2'5" (2m x 0.7m)

Window to the front elevation, wc and hand basin. Radiator.

Lounge 15'6" x 13'5" (4.7m x 4.1m)

Patio doors leading into the rear garden, window and radiator. Cupboard.



Stairs and Landing

Cupboard with shelving

Bedroom One 8'8" x 6'3" (2.6m x 1.9m)

With window to the rear elevation, radiator.

En-Suite 5'8" x 4'1" (1.7m x 1.2m)

WC, hand basin and shower cubical

Bedroom Two 10'2" x 8'9" (3.1m x 2.7m)

With window to the rear elevation and radiator.

Bedroom Three 5'8" x 4'1" (1.7m x 1.2m)

Window to the rear elevation, radiator.

Bathroom 6'5" x 6'1" (2m x 1.9m)

Bath, WC and hand basin. Window to the rear elevation.

Outside

Enclosed rear garden with shed. Parking for multiple vehicles.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

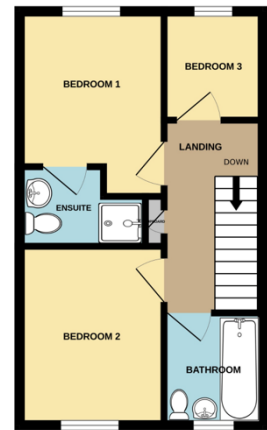
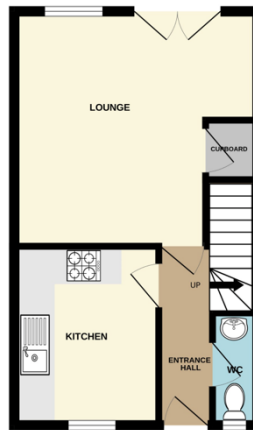




GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.

1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



POPPY ROAD, WITHAM ST HUGHS, LN6 9Y2

TOTAL FLOOR AREA : 659 sq.ft. (61.2 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 misstatement. 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.
 Made with floorplan 11/2020



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