- Detached Family Home
- Well-Presented Throughout
- Popular Residential Location
- Three Bedrooms, Master En-Suite
- 16'10" Lounge & 16'4" Conservatory
- Fully Enclosed Garden
- Garage
- Call Today To View!

Sorrel Road, Witham St. Hughs, LN6 9JF
£250,000

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YOUR LOCAL PROPERTY PEOPLE

Starkey&Brown is pleased to offer for sale this well-presented detached family home located in a pleasant cul-de-sac position within the popular Witham St. Hughs area of Lincoln. Accommodation briefly comprises an entrance hallway, a ground floor WC, a 16'10" lounge with French doors leading into an impressive 16'4" conservatory, a dining room/office, a 14'1" max kitchen, a first floor landing, 3 well-proportioned bedrooms (all of which have fitted wardrobes), an en-suite shower room to the master bedroom and a separate family bathroom. Outside the property benefits from a fully enclosed garden with a gate leading to an adjacent driveway and garage. Call today to view! Council tax band: D. Freehold.

Entrance Hallway
Having part glazed front entrance door, laminate wood effect flooring, a radiator, and stairs rising to the first floor.

Ground Floor WC
Having a low-level WC, a wash hand basin, laminate wood effect flooring, a radiator, and an extractor.

Lounge
16' 10" x 10' 2" (5.13m x 3.10m)
Having a modern gas fireplace, a radiator, and French doors leading into:

Conservatory
16' 4" x 9' 9" (4.97m x 2.97m)
Being of uPVC construction with brick built base and having a ceramic tiled floor and French doors overlooking the garden.

Dining Room/Office
9' 5" x 7' 10" (2.87m x 2.39m)
Having a radiator.

Kitchen
14' 1" max x 8' 4" (4.29m x 2.54m)
Having a range of matching wall and base units, a single drainer stainless steel sink unit with mixer taps over and tiled splash backs, a built-in ovenm, hob and cooker hood, plumbing for a washing machine, space for a fridge, space for an additional appliance, a ceramic tiled floor, a radiator, a storage cupboard and a door leading to rear.

First Floor Landing
Having a radiator, access to the loft, and an airing cupboard housing the hot water cylinder.

Master Bedroom
11' 1" x 10' 6" (3.38m x 3.20m)
Having built-in wardrobes, a fitted storage cupboard with matching bedside cabinets, and a radiator.

En-Suite
Having a 3-piece suite comprising a shower tiled cubicle with mains-fed shower, a pedestal hand wash basin, a low-level WC, tiled effect vinyl flooring, a radiator, part tiled walls, an extractor fan and an electric shaver point.

Bedroom 2
11' 1" x 7' 1" (3.38m x 2.16m)
Having a built-in wardrobe and a radiator.

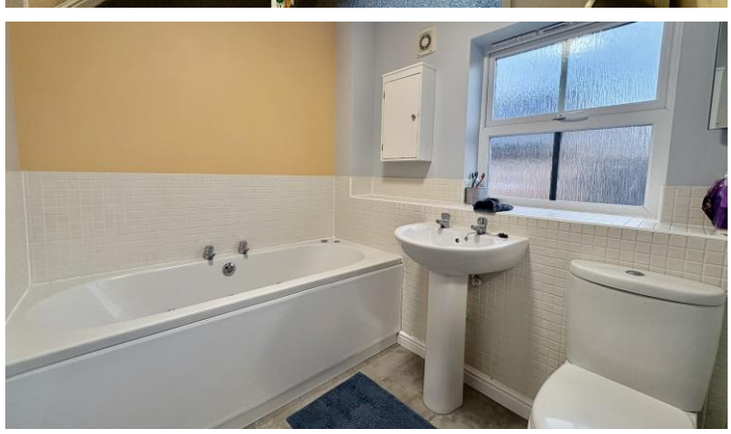
Bedroom 3
9' 6" x 7' 4" (2.89m x 2.23m)
Having a built-in wardrobe and a radiator.

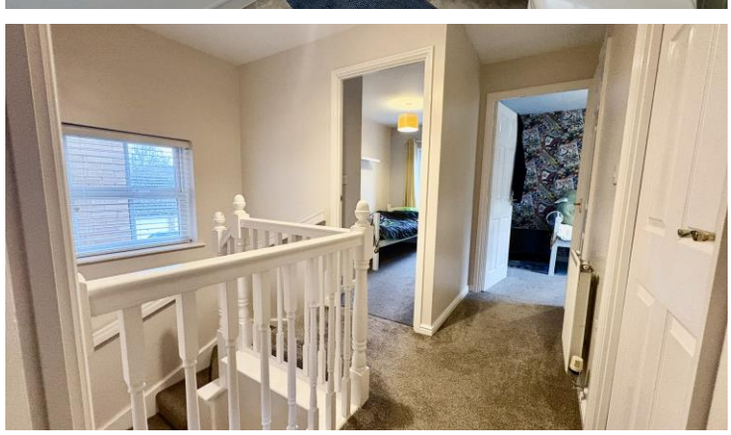
Family Bathroom
Having a 3-piece suite comprising a jacuzzi panelled bath, a pedestal hand wash basin, a low-level WC, tiled effect vinyl flooring, a heated towel rail, part tiled walls, an electric shaver point, and an extractor.

Outside Rear
To the rear of the property, there is a fully enclosed garden, mainly laid to lawn, with block paved patio area and a shed. Gate leading to driveway and garage.

Garage
Being located immediately to the rear of the property and being of brick-built construction with an up-and-over door.

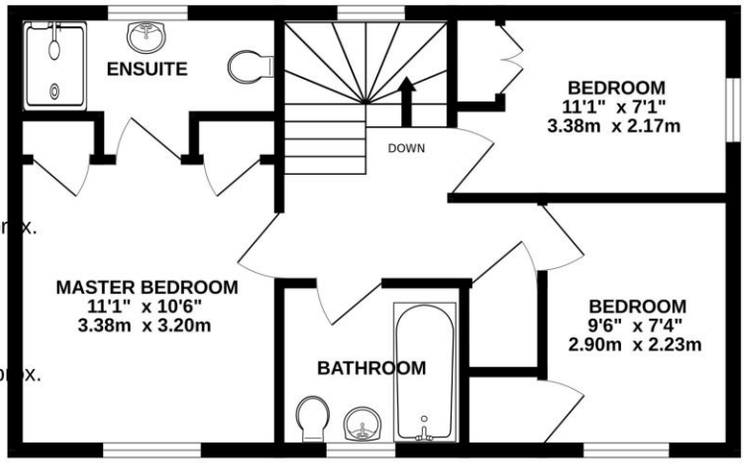
Agents Note
The garage is included as part of the sale on a leasehold basis and benefits from a 999-year lease which commenced in July 2004. There are no service charges associated with the property or the garage.

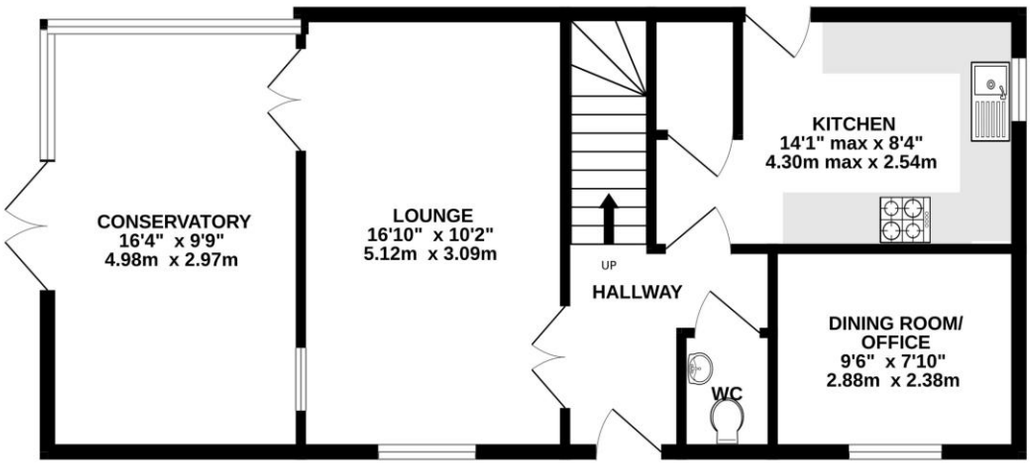




GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.





TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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