



- Semi-Detached House
- Three Bedrooms
- Family Bathroom & En-Suite
- Lounge Diner
- 10'10" Kitchen With Built-in Appliances
- Block Paved Parking For Two Vehicles
- West-Facing Rear Garden
- Ideal First Time Buy

Poppy Road, Witham St. Hughs, LN6 9YJ
£210,000





IMMACULATELY PRESENTED SEMI-DETACHED HOME! Starkey&Brown are pleased to offer for sale this very well-presented semi-detached property located within the ever-popular village of Witham St Hughs. Accommodation briefly comprises an entrance hallway, ground floor WC, 16ft max lounge diner with French doors leading onto the rear garden, well-equipped kitchen, first floor landing, 3 good-sized bedrooms and first floor bathroom. The property has 2 allocated block-paved parking spaces and generous sized west facing fully enclosed garden to the rear. Call today to arrange a viewing! Council tax band: B. Freehold.



Entrance Hallway

Having a composite front entrance door, Amtico luxury vinyl wood effect flooring, a radiator, and stairs rising to the first floor.

Ground Floor WC

Having low-level WC, pedestal wash hand basin with tiled splash backs, Amtico wood effect luxury vinyl flooring, and radiator.

Lounge Diner

16' 0" max x 14' 0" max (4.87m x 4.26m)

Having 2 radiators, understairs storage cupboard, and French doors leading onto the rear garden.

Kitchen

10' 10" x 8' 9" (3.30m x 2.66m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, integral fridge freezer, integral dishwasher, integral washing machine, Amtico slate effect luxury vinyl flooring and radiator.

First Floor Landing

Having a storage cupboard and access to the loft.

Bedroom 1

12' 0" x 9' 3" (3.65m x 2.82m)

Having a radiator.

En Suite

Having 3 piece comprising a tiled shower cubicle with an electric shower appliance, pedestal wash hand basin, low-level WC, Amtico slate effect luxury vinyl flooring, and extractor.

Bedroom 2

10' 1" x 9' 3" (3.07m x 2.82m)

Having a radiator.

Bedroom 3

6' 10" x 6' 7" (2.08m x 2.01m)

Having a radiator.

Bathroom

Having a 3-piece suite comprising a panelled bath with a mains-fed shower and glass shower screen over, pedestal wash hand basin, low-level WC, Amtico slate effect luxury vinyl flooring, radiator, part tiled walls, and extractor.

Outside Front

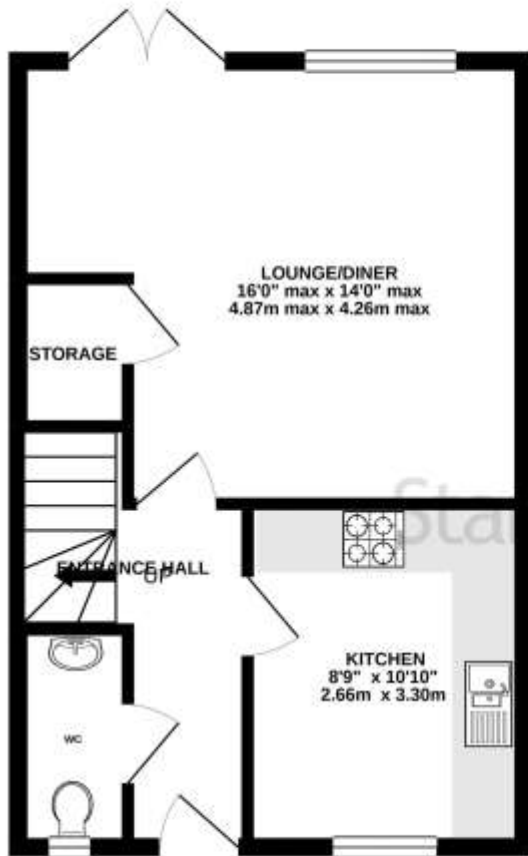
To the front of the property, there is a small garden area and 2 allocated block paved parking spaces.

Outside Rear

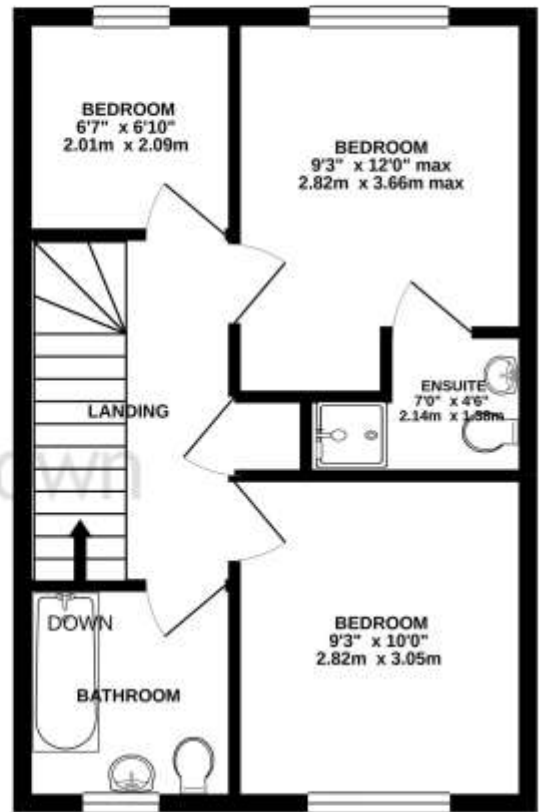
To the rear of the property, there is a fully enclosed west-facing garden being mostly laid to lawn and paved patio area.



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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