



Cora-Lynn Elm Avenue, Witham on the Hill, PE10 0JH

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Spacious Three Bedroom Detached Bungalow
- Recently Modernised Throughout
- Ample Off Road Parking and Single Garage
- Stunning Village Location
- Available Now
- Short term – 6 Month Let
- EPC Rating D

£1,400 PCM





*** AVAILABLE IMMEDIATELY – SHORT TERM 6 MONTH LET***
 Situated in the highly regarded village of Witham on the Hill, is this super opportunity to purchase this three bedroom detached bungalow which has been modernised throughout with a new kitchen, utility room and shower room, this bungalow especially benefits from backing onto farmland with a generous plot.

Entering the property you are greeted with a grand entrance hallway, situated off to the front of the property is a spacious lounge with a fire place. Located on the back side of the property is a large, recently modernised kitchen and utility room.

This bungalow offers three very spacious bedrooms allowing for flexibility in use. The first bedroom is situated at the front of the property with views over the substantial front garden. The second and third bedrooms are situated at the rear of the property overlooking the generous rear garden which backs onto stunning Lincolnshire fields. The bungalow is completed with a recently fitted modern walk-in shower room.

The grounds of the property are extremely generous, with a large garden wrapping around the entirety of the property. The front garden is mainly laid to lawn with mature borders around the side offering a great deal of privacy. In addition to this it also has an extended block paved driveway which is capable of holding multiple vehicles. Furthermore, this property offers two purpose built garages, perfect for all needs. The rear garden backs onto the stunning Lincolnshire countryside.





Entrance Hall 1.52m x 5.08m (5'0" x 16'8")

Lounge 4.24m x 4.44m (13'11" x 14'7")

Kitchen / Breakfast Room 3.04m x 3.27m (10'0" x 10'8")

Utility Room 1.75m x 2.79m (5'8" x 9'2")



Bathroom One 3.32m x 4.26m (10'11" x 14'0")

Bathroom Two 3.36m x 3.02m (11'0" x 9'11")

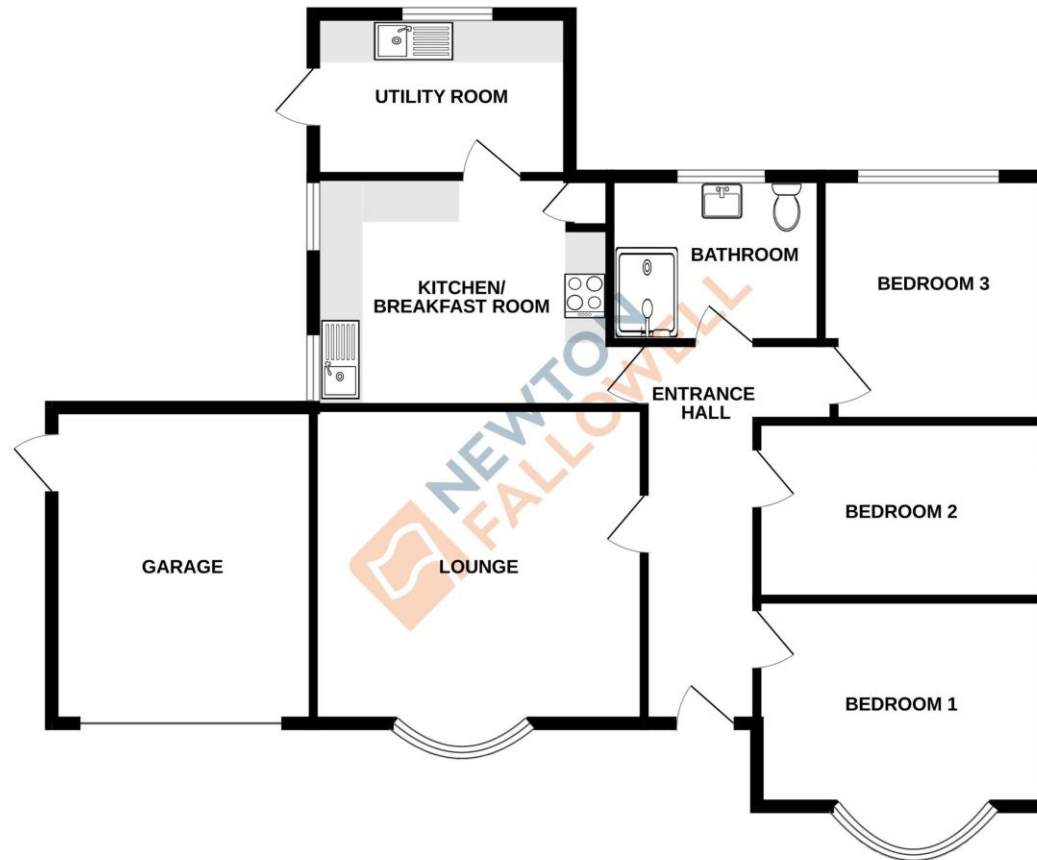
Bedroom Three 2.33m x 2.97m (7'7" x 9'8")

Shower Room 1.95m x 2.97m (6'5" x 9'8")





GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.