



## Moorhen Close, Witham St Hughs



**£200,000**

- Three Storey Townhouse
- Three Double Bedrooms
- Ensuite Shower Room & Bathroom
- Lounge & Dining Kitchen
- Local Schools & Amenities
- Off Road Parking & Rear Garden
- No Onward Chain
- EPC rating C



Three Storey Mid Townhouse situated in a cul de sac position within Witham St Hughs to the South of Lincoln city, which boasts local amenities and schooling. NO ONWARD CHAIN. The ground floor accommodation comprises Entrance Hall, Bedroom Three, Sitting Room/Study, Utility Room and WC. To the first floor the Kitchen Diner with Balcony and the Lounge. On the second floor the two remaining double bedrooms, ensuite and family bathroom. Outside driveway and enclosed low maintenance rear garden.

### Entrance Hall

Door to front aspect, built in storage cupboard, laminate flooring and stairs rising to first floor.

### Downstairs WC

Fitted with a low level wc, wash hand basin and radiator.

### Bedroom Three

17'1" x 8'3" (5.2m x 2.5m)

Window to the front aspect, built in storage cupboards, laminate flooring and radiator.

### Sitting Room/Study

10'2" x 10'5" (3.1m x 3.2m)

Bi-fold doors to rear garden, laminate flooring and radiator.



### Utility Room

4'1" x 7'4" (1.2m x 2.2m)

Window to rear aspect. Fitted with a range of wall and base units with worktops over, space and plumbing for washing machine and radiator.

### First Floor Landing

Stairs to second floor.

### Living Room

15'3" x 13'1" (4.6m x 4m)

Window and Juliet balcony to front aspect, laminate flooring and radiator.

### Kitchen/Diner

15'2" x 13'9" (4.6m x 4.2m)

With window to the rear aspect and doors onto the balcony. Fitted with a range of wall and base units with worktops over, one and a half sink with drainer, gas hob with extractor fan and electric oven.

### Second Floor Landing

Built in airing cupboard.

### Bedroom One

12'7" x 10'2" (3.8m x 3.1m)

Window to front aspect, fitted wardrobes and radiator.

### En Suite

Fitted with low level WC, wash hand basin, shower cubicle, tiled walls and radiator.

### Bedroom Two

13'4" x 9'0" (4.1m x 2.7m)

Windows to rear aspect of the property, fitted wardrobes and radiator.



### Family Bathroom

7'6" x 5'5" (2.3m x 1.7m)

With low level WC, pedestal sink, tiled floor and walls, panelled bath with wall mounted shower, extractor fan and extractor.

### Outside

To the front of the property is off road parking. To the rear a fully enclosed low maintenance rear garden with artificial grass, patio area and shed with gated rear access.

### Agents Note

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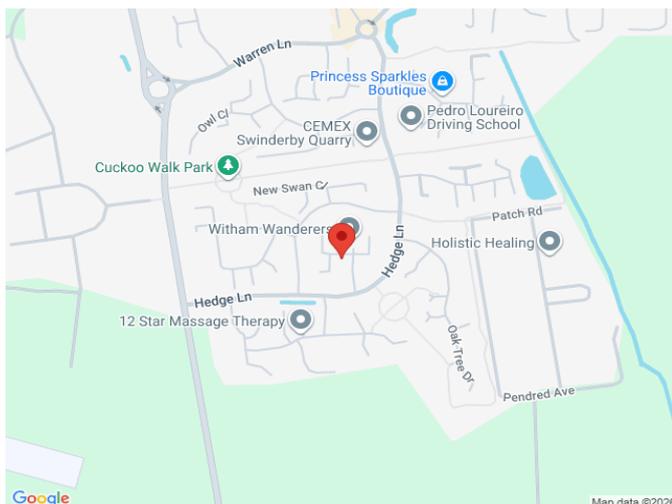
# Floorplan



MOORHEN CLOSE, WITHAM ST HUGHS, LN6 9JD

TOTAL FLOOR AREA : 1512 sq.ft. (140.5 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		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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