







## Greenfinch Crescent, Witham St Hughs

## Asking Price £200,000

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# Greenfinch Crescent, Witham St Hughs

## House - Townhouse

## 4 Bedrooms, 2 Bathroom
## Asking Price £200,000

- No Onward Chain
- 4 Bedrooms
- 3 Bathrooms
- 3 Storey Living
- Low Maintenance Garden
- EPC - C
- Tenure - Freehold
- Council Tax - Band C

Offered to the market with no onward chain, this spacious and versatile townhouse is arranged over three floors and offers flexible accommodation, multiple reception areas, four bedrooms, a family bathroom, ground floor shower room and an en-suite shower room. Situated in the popular village of Witham St Hughs, the property benefits from excellent local amenities including a primary school, village shop, café, doctor's surgery and recreational facilities, whilst also providing convenient access to Lincoln, Newark and the A46 for commuting.

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DRAFT PARTICULARS
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

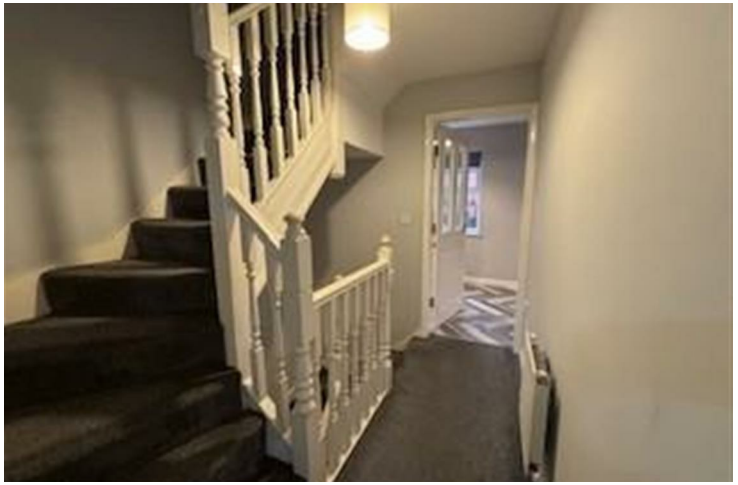
Entrance Hall
20'2" x 5'11"
Composite entrance door, fitted carpet, two pendant light fittings, radiator, storage cupboard adjacent to the front door and additional under stairs storage. Carpeted staircase rising to the first floor.

Bedroom
9'11" x 9'8"
Currently utilised as a lounge/snug. UPVC window to the front elevation, radiator, pendant light fitting and grey wood effect laminate flooring.

Shower Room
3'10" x 8'5"
Fitted with a low level WC, pedestal wash hand basin and shower cubicle with mixer shower and sliding door. Tile effect vinyl flooring, radiator, extractor fan and pendant light fitting.









Bedroom
10'0" x 9'3"
UPVC window to the rear elevation, radiator, pendant light fitting and wood effect laminate flooring.

Utility Room
6'2" x 6'7"
Fitted with base and wall mounted units incorporating laminate work surfaces. Tiled flooring, radiator, extractor fan, heat only boiler and composite external door.

First Floor Stairs & Landing
8'8" x 3'1"
Fitted carpet, pendant light fitting, radiator and staircase rising to the second floor.

Kitchen
9'10" x 16'1"
Fitted with a range of base and wall mounted units with laminate work surfaces incorporating a stainless steel one and a half bowl sink with mixer tap. Electric oven, gas hob with extractor hood above, two UPVC windows to the rear elevation, radiator, two pendant light fittings and vinyl flooring.

Living Room
16'7" x 16'4"
A spacious reception room featuring fitted carpet, three pendant light fittings, two radiators, UPVC window and patio doors opening onto a Juliet balcony to the front elevation.

Second Floor Stairs & Landing
Fitted carpet, pendant light fitting and radiator.

Bedroom
9'7" x 8'9"
UPVC window to the rear elevation, built-in wardrobe, radiator, pendant light fitting, loft access and wood effect laminate flooring.

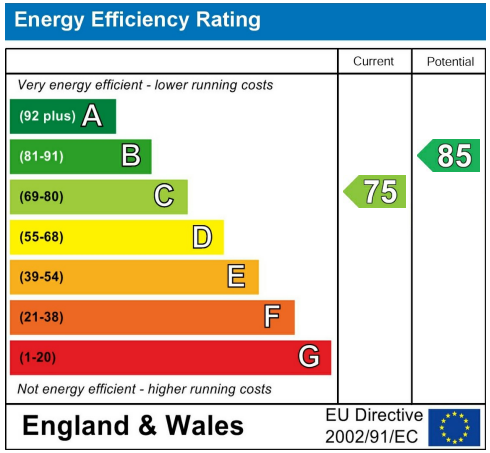
Bathroom
5'7" x 7'3"
Comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Tile-effect vinyl flooring and radiator.

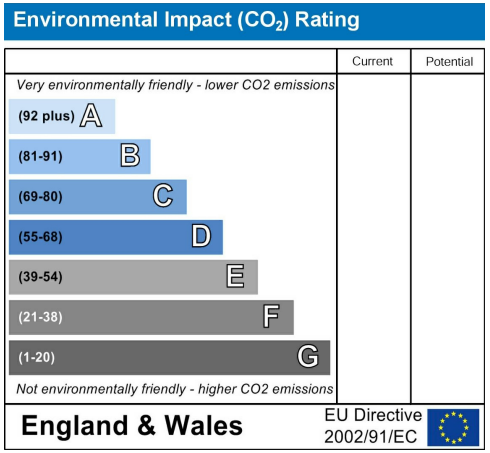
Bedroom
11'2" x 16'2"
A generous double bedroom with space for a super king size bed. Featuring fitted carpet, two pendant light fittings, dormer style UPVC windows to the front elevation, radiator and built in wardrobes.

Ensuite
6'5" x 6'0"
Fitted with a shower cubicle with mixer shower and sliding door, low level WC and pedestal wash hand basin. Globe light fitting and extractor fan.

Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.






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The Property Ombudsman