



**Home 160 - Swan Grange, Witham St.  
Hughs, LN6 9US**

**MARTIN & CO**

Home 160 - Swan Grange,  
Witham St. Hughs, LN6 9US

House - Detached  
3 Bedrooms, 3 Bathrooms

Asking Price £259,995

- 10 year NHBC Buildmark warranty
- An excellent specification as standard
- French doors to rear garden
- Open plan family/dining area with access to the garden
- Two generous sized double bedrooms
- Third bedroom is ideal for guests, or to use as an office
- En-suite to bedroom 1
- Separate living room offers a space to relax as a family

KEY	
<span style="background-color: #1a237e; width: 15px; height: 15px; display: inline-block;"></span>	THE CROMFORD 3 bedroom home (846sqft)
<span style="background-color: #e67e22; width: 15px; height: 15px; display: inline-block;"></span>	THE FOXTON 3 bedroom home (925sqft)
<span style="background-color: #c8a234; width: 15px; height: 15px; display: inline-block;"></span>	THE NEW ASHBOURNE FCT 3 bedroom home (991sqft)
<span style="background-color: #e74c3c; width: 15px; height: 15px; display: inline-block;"></span>	THE BLYTH 3 bedroom home (1002sqft)
<span style="background-color: #82e0AA; width: 15px; height: 15px; display: inline-block;"></span>	THE WALCOT 3 bedroom home (1086sqft)
<span style="background-color: #c8a234; width: 15px; height: 15px; display: inline-block;"></span>	THE BIRKDALE 3 bedroom home (1056sqft)
<span style="background-color: #800080; width: 15px; height: 15px; display: inline-block;"></span>	THE ASHOP 3 bedroom home (1075sqft)
<span style="background-color: #5f7080; width: 15px; height: 15px; display: inline-block;"></span>	THE DUNHAM 4 bedroom home (1210sqft)
<span style="background-color: #82e0AA; width: 15px; height: 15px; display: inline-block;"></span>	THE LYMINGTON 4 bedroom home (1215sqft)
<span style="background-color: #800080; width: 15px; height: 15px; display: inline-block;"></span>	THE WOODBRIDGE 4 bedroom home (1244sqft)
<span style="background-color: #00562a; width: 15px; height: 15px; display: inline-block;"></span>	THE BOWMONT 4 bedroom home (1262sqft)
<span style="background-color: #82e0AA; width: 15px; height: 15px; display: inline-block;"></span>	THE WELLINGTON 4 bedroom home (1282sqft)
<span style="background-color: #5f7080; width: 15px; height: 15px; display: inline-block;"></span>	AFFORDABLE



## Corner Plot PLUS £2.7k Towards Flooring!

Take a look at The Foxton, a stunning home with three good sized bedrooms - with the large master bedroom featuring an en-suite shower room. Across the landing, you will find a well proportioned family bathroom as well as a built in airing cupboard. Downstairs, the central hallway leads to the open plan kitchen/dining room which has large French doors opening to the garden. On the other side of the hall is a wonderful living room with both a large feature bay window and another additional window, making this a wonderful, light space in which to relax. With the added benefit of a downstairs WC it's easy to see why The Foxton is a great choice for modern living.

Tenure: Freehold

Warranty Provider: NHBC

Construction Method: Timber Frame - Open Panel

Indicative EPC: B

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Flooring included offer available on our selected new build homes only and limited to reservations made by [31/12/2024] and legal completion must take place by [29/03/25]. Please contact one of our sales consultants for details of which homes are covered. Options on flooring types and specifications available will vary across homes, room type and developments. Purchaser's taking advantage of this offer must claim at the time of reserving a property from us and it must be recorded on the Reservation Form. Any photographs of flooring are illustrative images only and exact specification may differ. Flooring options are subject to availability and stage of construction, equivalent alternate items may be provided if the stated options are no longer available. Purchaser may not select alternative items and there is no cash equivalent. Not in conjunction with any other offer or discount and conditional on paying full asking price unless otherwise stated. The offer is conditional upon the purchase proceeding to legal completion.

Stamp Duty contribution of which value is plot dependant paid on our selected new build homes only and limited to reservations made by [31.12.24] and legal completion must take place by [31.03.25]. Please contact one of our sales consultants for details of which homes are covered and the amount of the contribution. Purchaser's taking advantage of this offer must claim at the time of reserving a property from us and it must be recorded on the Reservation Form. Payment will be made as a cash lump sum upon legal completion and the offer is conditional upon the purchase proceeding to legal completion. Subject to individual lender terms and conditions. Not in conjunction with any other offer or discount and conditional on paying full asking price unless otherwise stated.

### Room Dimensions

#### Ground Floor

Kitchen/Dining - 5.15M X 2.96M 16'9" X 9'7"

Living Room - 5.15M X 2.96M 16'9" X 9'7"

#### First Floor

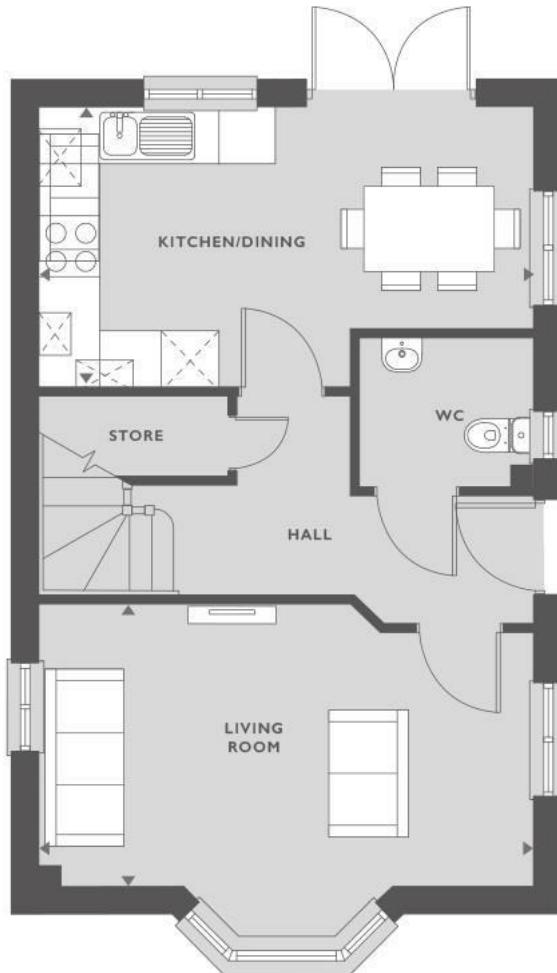
Master Bedroom - 3.97M X 2.96M 13' X 9'7"

Bedroom 2 - 3.02M X 2.59M 9'9" X 8'4"

Bedroom 3/Study - 2.38M X 2.01M 7'8" X 6'6"

#### Net Internal Area

925 ft<sup>2</sup>



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