

3 Elm Avenue, Witham-On-The-Hill

£1,600 pcm

NEWTON FALLOWELL

3 Elm Avenue

Witham-On-The-Hill, Bourne

This charming 19th century cottage offers a wealth of character, benefiting from its recent extension, renovation, re-wiring and re-plumbing. This stunning three-bedroom cottage boasts a beautifully presented open plan kitchen/diner, charming living room with log burner, downstairs WC, three good-sized bedrooms and an immaculate three-piece family bathroom. The extension is designed so the impressive south-facing rear garden, which enjoys open field views, can be fully appreciated, Upon entering, via the side door, you are met by a stunning open plan kitchen/diner, bi-fold doors to the rear, full height pantry style units, integrated style fridge-freezer, a central island/breakfast bar, with power sockets and USB ports, it also features an induction hob and Belfast sink. To the front of the property, a characterful dual-aspect living room is situated. To the first floor, the bright landing separates three bedrooms and a contemporary three-piece family bathroom. Outside the front of the property, multiple off-road parking spaces are found. The south-facing rear garden is of generous proportions, benefiting from open field views.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

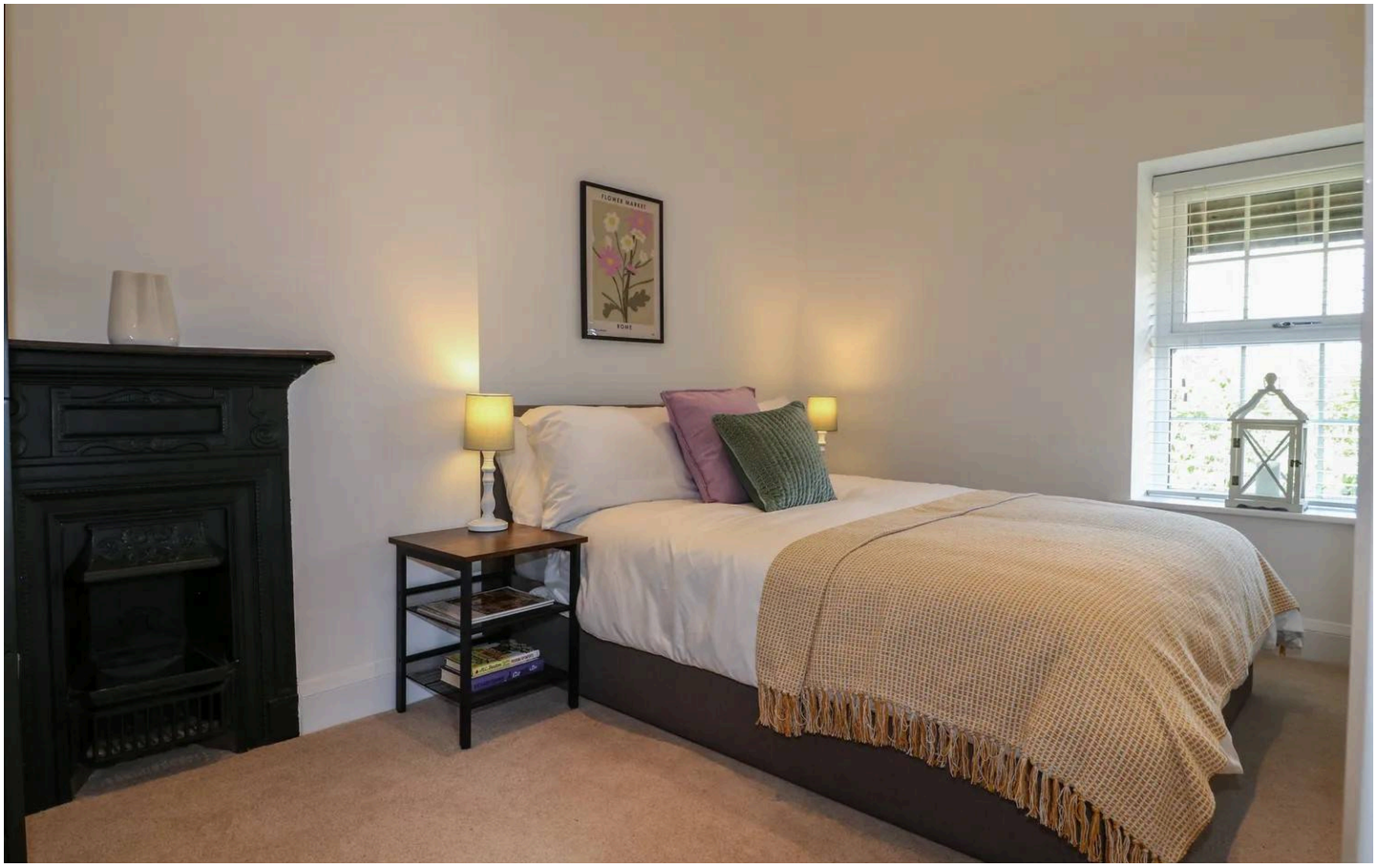
EPC Environmental Impact Rating: D



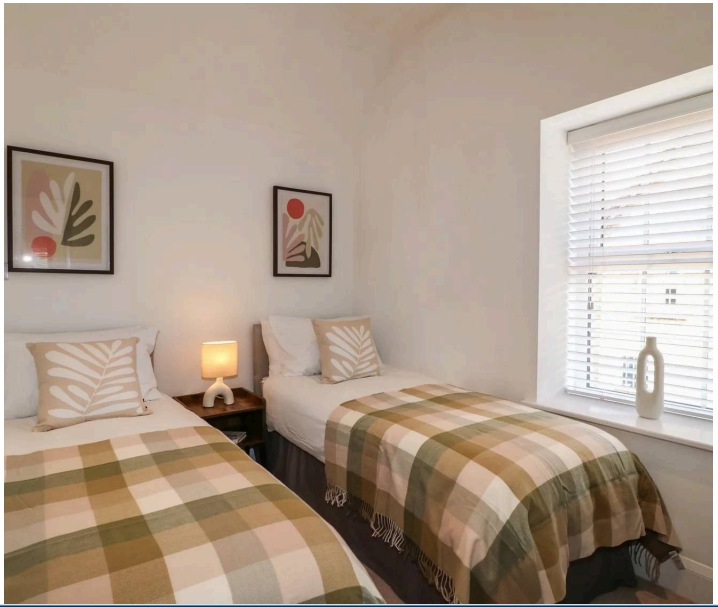












Dining Room
15' 1" x 8' 6" (4.60m x 2.59m)

Kitchen
15' 11" x 9' 11" (4.85m x 3.02m)

Sitting Room
16' 4" x 9' 10" (4.98m x 3.00m)

Downstairs WC

Landing

Principle Bedroom
12' 3" x 8' 4" (3.73m x 2.54m)

Bedroom Two
10' 2" x 7' 7" (3.10m x 2.31m)

Bedroom Three
8' 0" x 7' 10" (2.44m x 2.39m)

Bathroom

GROUND FLOOR

1ST FLOOR



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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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Newton Fallowell - Bourne

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