



One of the loveliest things about our historic market town is that it still holds hidden treasures waiting to be discovered. Tucked away in little-known corners, yet still right in the heart of the town, are some truly beautiful homes – and the charming period properties that line the River Witham have always struck me as some of its best-kept secrets.

Enjoying an enviable waterfront setting, the area is just a pleasant tree-lined stroll from the Marina, Central Park, the cobbled streets of Wormgate and the bustling Market Place itself. Walk a little further along the riverbank and the town soon gives way to attractive riverside and woodland walks, offering a wonderfully peaceful setting that feels far removed from everyday life.

This particular property perfectly captures that sense of hidden charm. Approached via a side lane and concealed behind secure double gates, it could easily pass unnoticed – adding yet another layer of appeal to a home already rich in character. Outside, the property benefits from a garage, extensive block-paved parking and attractive outdoor seating areas leading to a generous lawned garden, which has all been enclosed. The accommodation itself is arranged over three principal floors, together with an expanded loft room - one of many recent improvements by the current owners - creating an exceptionally versatile home with four bedrooms and three bathrooms.

The ground floor is particularly flexible and could comfortably function as a self-contained living space, complete with its own kitchen, lounge, bathroom and two additional interconnected rooms. To the first floor is a beautifully appointed and updated breakfast kitchen, a welcoming lounge with wood-burning stove and a fourth bedroom or study. The principal entrance opens onto Witham Bank West, while stairs rise to the second floor where there are three further double bedrooms, including one with an en-suite, alongside a beautifully styled family bathroom featuring twin basins, a freestanding bath and separate shower with rainfall head.

The current owners have invested significantly in the property, ensuring it is as practical as it is attractive. Improvements include new windows and exterior doors, replacement roof tiling, the aforementioned block paving, an EV charger, loft expansion and redecoration. Even the outside cloakroom and utility room have been refurbished.

In summary, this is a truly charming home that blends contemporary comforts with characterful period features, all complemented by ever-changing riverside views throughout the seasons.

Tenure: Freehold. EPC 'D' 58. Council Tax 'C'







The property can be approached either from Castle Street (offering vehicular access) or by foot from Witham Bank West which has decorative arrowhead railing and a matching hand-gate. A paved footpath then leads to the updated front door with fanlight, opening to the main Entrance Hall.

**Main Entrance Hall** – With staircases leading to the ground floor and the second floor, radiator and doors arranged off to:

**Lounge - 4.19m x 4.87m (13'9" x 16')** The lounge features a bay window with shutters to the front, overlooking the riverbank and has the benefit of an inset wood-burning stove with tiled insert and marble style surround.

**Breakfast Kitchen - 3.93m x 4.84m (12'11" x 15'11")** The kitchen comprises a range of contemporary drawer and cupboard units at both base and eye level, with under-lighting and work surfaces, including an inset one-and-a-half bowl sink/drainer with single lever mixer tap. Integral appliances include full-size dishwasher, four ring hob with angled extractor hood, and eye-level oven and grill. The kitchen offers ample space for a breakfast table, space for an American style fridge/freezer and has uPVC window overlooking the rear of the property.

**Study/ Bedroom Four - 3.59m x 2.98m (11'9" x 9'9")** Currently used as a snug, this room features a double aspect with windows to each side, radiator and cupboard.

From the entrance hall a staircase rises to the first floor with a classic arched stairwell window to the side and a half-landing door leading to the main bathroom.

**Bathroom - 3.61m x 3.01m (11'10" x 9'11")** The bathroom is another particular highlight of the property, comprising an updated contemporary vanity suite with twin hand basins and cupboards beneath, a freestanding double ended bath with freestanding mixer and shower, a concealed-flush WC and a shower enclosure with both hand-held shower and a rainfall head. Heated towel rail, extractor fan and recessed lighting.

The staircase continues to the second floor, with doors arranged off to:

**Bedroom One - 3.54m x 3.14m (11'7" max x 10'4")** The master bedroom has uPVC window overlooking the rear, radiator and door through to:

**En-suite Shower Room** – Comprising a modern white suite of vanity basin with mixer tap and cupboard below, concealed-flush WC and shower enclosure with both hand-held shower and rainfall head. Heated towel rail and extractor fan.

**Bedroom Two - 3.90m x 3.45m (12'10" x 11'4")** Also a double bedroom, with radiator and a pleasant view overlooking the riverside.

**Bedroom Three 3.88m x 3.22m (12'9" x 10'7")** A third double bedroom, bedroom three also overlooks the riverbank and has radiator.

A door and staircase from the 2<sup>nd</sup> floor leads up to the attic room.

**Attic/Loft Room - 5.51m x 5.57m (18'1" x 18'3")** Recently expanded by the current owners for use as a cinema room, the generous loft could serve a variety of uses and hobbies and has two Velux style skylights and a radiator.

As mentioned, a staircase from the main entrance hall leads down to the ground floor which has uPVC obscured external door, understairs storage, double radiator and doors arranged off to:

**Ground Floor Lounge - 3.97m x 4.87m (13' x 16')** The ground floor lounge is a lovely size and enjoys plenty of natural light, courtesy of the updated patio doors which lead to the outside seating/dining area's.

**Ground Floor Kitchen - 3.26m x 2.94m (10'8" x 9'8")** Having uPVC windows to each side and uPVC obscured door leading to the driveway and garden. The kitchen comprises fitted cupboards and drawers to base level, with work surfaces with an inset hob and stainless steel sink/drain. Eye level oven, spaces for washing machine, fridge and freezer, extractor fan, tiling as appropriate and tiled floor.

**Ground Floor Bathroom - 3.07m x 1.65m (10'1" x 5'5")** In keeping with the standard of the other suites, this bathroom comprises a modern suite of panel bath with contemporary bridge mixer tap, a shower with both hand-held shower and rainfall head, pedestal hand basin with cupboard beneath and a low-profile WC. Heated towel rail, extractor fan and Veissmann gas-fired central heating boiler.

The hall also leads to two further useful store rooms or daytime office/hobby rooms:

**Office/ Hobby Room - 3.45m x 2.29m (11'4" x 7'6")** Having radiator and fitted cupboards and with a connecting door to:

**Office Two/ Store Room - 3.45m x 2.30m (11'4" x 7'7")** Having fitted cupboard to one wall.









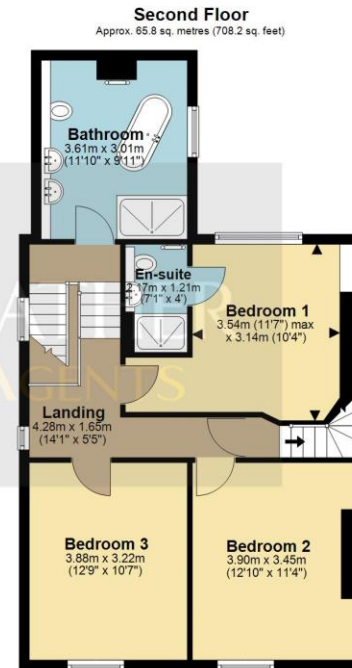
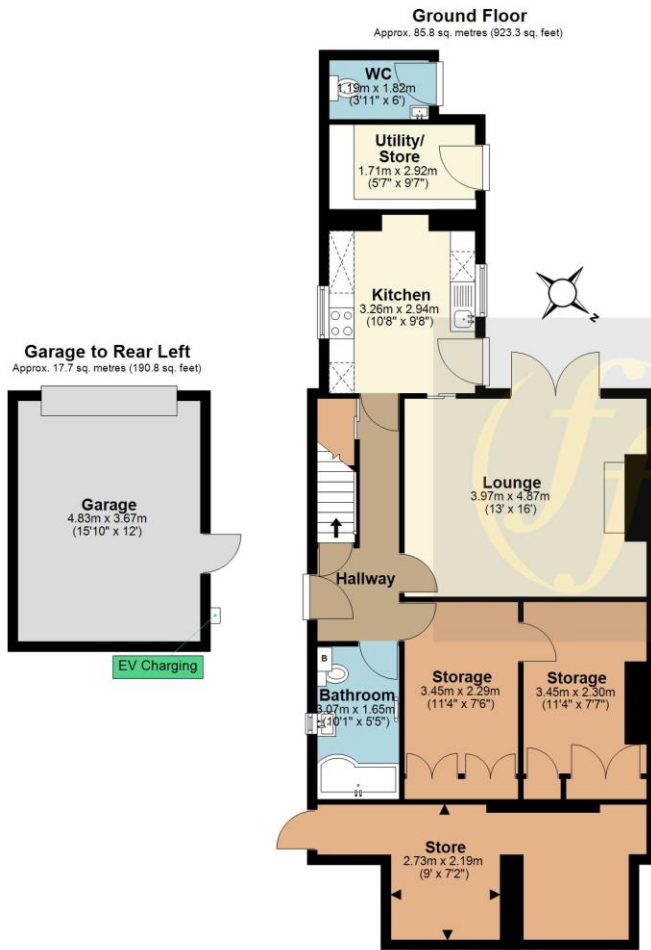


**Outside** – The property is neatly tucked away behind double gates, with access off a side street from Castle Street. The gates give access to the extensive block paved parking bay which extends up to the first of two patio seating areas and to the ground floor entrance plus an outside cloakroom and utility/store. There is also a service door to the:

**Detached Garage 4.83m x 3.67m (15'10" x 12')** The garage has an electrically operated up/over door, power, lighting and an EV charging point on the side. Behind the garage is a second outdoor dining area with a pergola overlooking the attractive lawned garden, ideal for entertaining in the summer months. A footpath runs alongside the garden giving access to the ground floor entrance, a passageway cellar providing useful covered storage and through further gates up to the Witham Bank footpath.

The ground floor accommodation has two external doors – the aforementioned side door leading to the ground floor entrance hall, plus a door from the patio area which leads directly to the ground floor kitchen. Behind the kitchen you will note from the floorplan that the property also benefits from a **Utility/Store - 1.71m x 2.92m (5'7" x 9'7")** which has work surfaces and space for additional utility appliances and an outside **Cloakroom** – with tiled floor, hand basin, high-level WC and electric hand dryer.

In keeping with the attention to detail throughout, the outside of the property has been well-appointed and includes a cold water tap, electric socket and exterior lighting including PIR sensors and Ring CCTV cameras.



**NOTE: This property is situated in a conservation area.**

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