



**Moorhen Close, Witham St. Hughs Lincoln LN6 9JD**

**welcome to**

**Moorhen Close, Witham St. Hughs Lincoln**

The property comprises entrance hall, utility room, snug ,lounge three separate bedrooms, one with en-suite, main bathroom, driveway providing off road parking and enclosed rear garden.



A fantastic opportunity to purchase a spacious three storey, three bedroom townhouse situated in the popular village of Witham St Hughs which is located within walking distance to all relevant amenities. The property comprises entrance hall, utility room, snug ,lounge three separate bedrooms, one with en-suite, main bathroom, driveway providing off road parking and enclosed rear garden. Viewing is highly advised to appreciate the full extent of the property.

### **Entrance Hall**

### **Cloakroom**

### **Reception Room 2/Bedroom 3**

17' x 8' 4" ( 5.18m x 2.54m )

### **Snug**

12' 1" x 10' 5" ( 3.68m x 3.17m )

### **Utility**

7' 3" x 9' 6" ( 2.21m x 2.90m )

### **Lounge**

15' 2" x 9' 8" ( 4.62m x 2.95m )

### **Kitchen/Diner**

15' 2" x 13' 9" ( 4.62m x 4.19m )

### **Bedroom One**

12' 7" x 10' 2" ( 3.84m x 3.10m )

### **En-Suite**

### **Bedroom Two**

13' 4" x 9' ( 4.06m x 2.74m )

### **Bathroom**

### **Front Exterior**

### **Rear Garden**



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welcome to

Awaiting Photograph

## Moorhen Close, Witham St. Hughs Lincoln

- THREE BEDROOM TOWN HOUSE
- POPULAR VILLAGE LOCATION
- NO ONWARD CHAIN
- BOASTING SPACIOUS ACCOMMODATION
- SCHOOLS AND AMENITIES WITHIN WALKING DISTANCE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR122886 - 0006

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