



Nettleton Drive, Witham St
Hughs



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£215,000

- Extended Semi-Detached
- Three Bedrooms
- Oil-Fired Central Heating
- Allocated Parking
- Popular Location
- Enclosed Rear Garden
- Tenure: Freehold
- EPC Rating D



Situated in the highly sought-after village of Witham St Hughs, this extended three-bedroom semi-detached home is ideally positioned within walking distance of local amenities, including the village shop, school and takeaways. The property also benefits from oil-fired central heating and uPVC double glazing throughout.

The well-presented accommodation comprises an entrance hall, spacious lounge, kitchen diner and utility room on the ground floor. To the first floor are three generously sized double bedrooms and a family bathroom.

Externally, the property offers two allocated parking spaces to the front with potential to create additional off-road parking if required. To the rear is a fully enclosed garden, mainly laid to lawn, featuring a decked seating area and a garden shed.

Entrance Hall

With windows to the front aspect and stairs to the first floor.

Lounge 13'4" x 11'10" (4.1m x 3.6m)

With a door leading to the rear aspect, fireplace and radiator.



Kitchen Diner 20'7" x 10'2" (6.3m x 3.1m)

With windows to the front and rear aspects. Fitted with a range of wall and base units with worktops over, sink with drainer unit, four ring electric hob and single oven.

Utility Room 8'1" x 7'5" (2.5m x 2.3m)

With a window to the front aspect, door leading to the rear garden. Fitted with a range of wall and base units with worktops over, access to storage cupboard, space and plumbing for a washing machine.

Landing

With storage cupboard and stairs to the ground floor.

Bedroom One 14'8" x 7'3" (4.5m x 2.2m)

With a window to the rear aspect, storage cupboard and radiator.

Bedroom Two 11'1" x 10'10" (3.4m x 3.3m)

With a window to the front aspect, two fitted wardrobes and radiator.



Bedroom Three 11'6" x 11'2" (3.5m x 3.4m)

With a window to the rear aspect, fitted wardrobe and radiator.

Bathroom

With a window to the front aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.

Outside

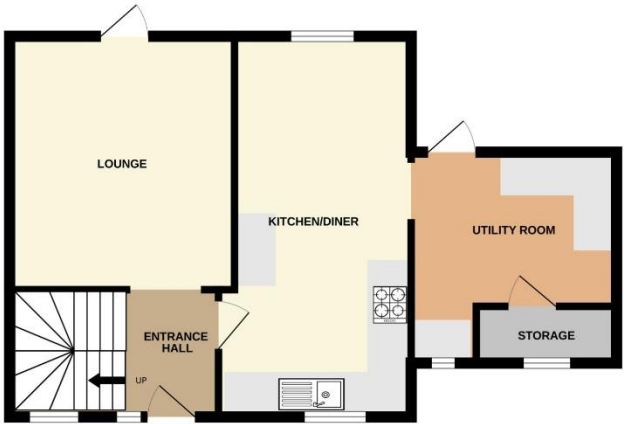
To the front of the property there is a lawned garden with path leading to the front door. Adjacent to the property are two allocated parking spaces. To the rear of the property there is a lawned garden with decking area, shed and barked area.

Agents Note

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GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



NETTLETON DRIVE, WITHAM ST HUGHS, LN6 9GF

TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		