



- Semi-Detached Home
- Excellent Potential
- Three Bedrooms, Master En-Suite
- 15'10" Lounge Diner

- Driveway & Garage
- Generous Corner Plot
- NO CHAIN!
- Call Today To View!

Leveret Chase, Witham St. Hughs, LN6 9GX
£210,000





Starkey&Brown are pleased to offer for sale this spacious three-storey semi-detached home, located within the popular village of Witham St Hughs. The property would benefit from some cosmetic updating but is priced accordingly, offering fantastic potential for buyers looking to create a family home to their own taste. Accommodation briefly comprises entrance hallway, ground floor WC, 15'10 lounge diner with French doors opening onto the rear garden and a separate kitchen. Across the first and second floors are three generous bedrooms, including an impressive top floor master bedroom with ensuite shower room, together with a first floor family bathroom. Outside, the property benefits from a pleasant walled rear garden, driveway, an attached garage and a garden area to the front. The garage also offers exciting potential for conversion and incorporation into the main living accommodation, subject to any necessary consents. NO ONWARD CHAIN! Call today to arrange a viewing. Council tax band: B. Freehold.



Entrance Hallway

Having a front entrance door, laminate wood-effect flooring, a radiator, and stairs rising to the first floor.

Ground Floor WC

Having a low-level WC, pedestal wash hand basin with tiled splashbacks, vinyl flooring, a radiator, and an extractor.

Lounge Diner

15' 10" max x 13' 6" max (4.82m x 4.11m)

Having laminate wood-effect flooring, modern electric fireplace, a radiator, understairs storage cupboard and French doors overlooking the rear garden.

Kitchen

11' 0" x 6' 4" (3.35m x 1.93m)

Having a range of matching wall and base units, one-and-a-half-bowl single-drainer stainless steel sink unit with mixer taps over and tiled splashbacks, built-in oven, hob and cooker hood, space for a full-height fridge freezer, plumbing for a dishwasher, plumbing for a washing machine, tiled effect vinyl flooring, a radiator and concealed Worcester Bosch ceiling heating boiler (installed 2024).

First Floor Landing

Having a radiator and stairs rising to the second floor.

Bedroom 2

13' 6" x 11' 0" (4.11m x 3.35m)

Having a radiator.

Bedroom 3

13' 6" max x 8' 4" max (4.11m x 2.54m)

Having a radiator.

Bathroom

Having a three-piece suite comprising a panelled bath, a pedestal wash hand basin, a low-level WC, vinyl flooring, a radiator, an electric shaver point, and an extractor.

Second Floor Landing

Having an airing cupboard housing a hot water cylinder and a further door leading into eaves storage.

Master Bedroom

12' 11" to front of wardrobes x 9' 10" min (3.93m x 2.99m)

Having fitted wardrobes, a radiator, and access to the loft.

En-Suite

Having a three-piece suite comprising a tiled shower cubicle with mains-fed shower and folding glass shower screen, pedestal wash hand basin, low-level WC, a radiator, part tiled walls, electric shaver point, extractor and Velux window to the rear aspect.

Outside Front

To the front of the property is a slate bed garden area and an additional garden area with a variety of plants and shrubs, storm porch leading to the front entrance door.

Outside Rear

To the rear of the property is a fully enclosed, walled garden comprising a lawn with a patio area and a variety of plants and shrubs. A gate leads to the driveway and garage.

Garage

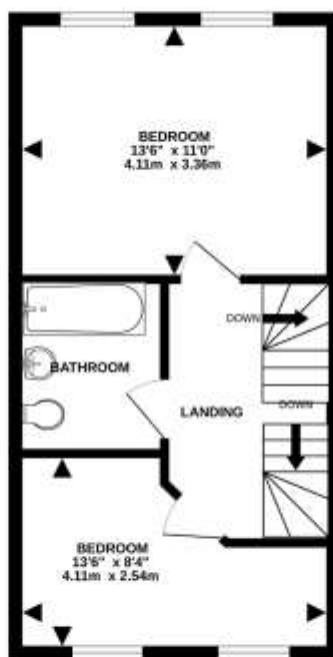
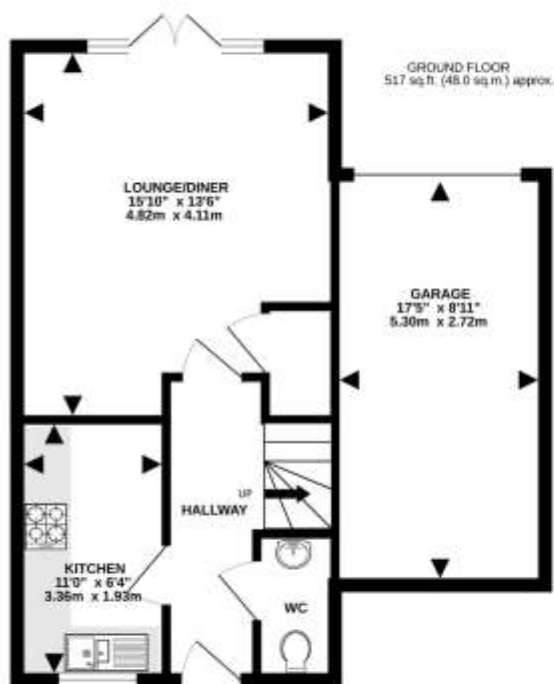
17' 5" x 8' 11" (5.30m x 2.72m)

Being attached to the property and offering potential for conversion to additional living space (subject to the necessary permissions), up and over door, power and light, pitched roof providing storage space.





1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.1 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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