



**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.



**Entrance Hall**

Access via double glazed front door, stairs rising to first floor, doors into all ground floor rooms.

**Cloakroom**

WC, wash hand basin, radiator to wall.

**Reception Room 2/Bedroom 3**

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

Double glazed window to front, radiator to wall and built in storage cupboard.

**Snug**

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

Double glazed bi-fold doors opening out to rear garden and radiator to wall.

**Utility**

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

Double glazed window to rear, range of floor based cupboards, plumbing for washing machine as well as radiator to wall.

**Lounge**

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

Double glazed window to front, feature Juliet balcony and radiator to wall.

**Kitchen/Diner**

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

Double glazed window to rear, double glazed doors to balcony, kitchen comprising range of floor and wall based cupboards, sink with drainer, gas hob with extractor fan and electric oven.

**Bedroom One**

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

Double glazed window to front, radiator to wall, fitted wardrobes and door to en-suite.

**En-Suite**

WC, wash hand basin, shower cubicle, tiled walls and radiator to wall.

**Bedroom Two**

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

Double glazed window to rear x2, radiator to wall and fitted wardrobes.

**Bathroom**

WC, wash hand basin, tiled floor and walls, bath with wall mounted shower, radiator to wall and extractor fan to wall.

**Front Exterior**

Off road parking to the front of the property.

**Rear Garden**

Fully enclosed rear garden, artificial grass, patio area and shed.



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## 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

**£210,000**



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