



## Charlock Close , Witham St Hughs



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**£280,000**

- Detached House
- Three Bedrooms
- En-Suite, Bathroom & Downstairs WC
- Converted Garage
- Popular Village Location
- Kitchen Diner & Utility
- Freehold
- EPC rating B





Well presented THREE BEDROOM Detached House located in the sought after village of Witham St Hughs. Positioned only a short walk from the local Shop, Primary School and other village amenities. Witham St Hughs offers excellent road links to both Lincoln and Newark.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen Diner, Utility and WC to the ground floor. To the first floor there are Three Double Bedrooms with En-Suite to master and Family Bathroom. Outside to the front there is a driveway with room for two cars leading to a Detached Single Garage that has been converted in to a snug area with storage to the front. To the rear of the property there is an enclosed lawned garden with patio area. The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

### Entrance Hall

External door to front aspect, stairs to first floor and radiator.

### Lounge 4.5m x 3.81m (14'10" x 12'6")

Window to front aspect, fitted media wall with in-built electric modern fire and radiator.



### **Kitchen Diner 5.41m x 2.92m (17'8" x 9'7")**

Window and patio doors to rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, single electric oven, four burner gas hob with extractor over, space and plumbing for dishwasher, space for fridge freezer and radiator.

### **Utility Room 2.59m x 1.5m (8'6" x 4'11")**

External door to side aspect and fitted with a range of wall and base units with worktops over, space and plumbing for both washing machine and tumble dryer, combi boiler and radiator.

### **Downstairs WC 1.5m x 0.82m (4'11" x 2'8")**

Fitted with low level WC, wash hand basin, extractor and radiator.

### **Landing**

Access to roof space (loft is fully boarded and has loft ladder)

### **Bedroom One 4.5m x 3.81m (14'10" x 12'6")**

Window to front aspect, fitted wardrobes and radiator.

### **En-Suite 1.96m x 1.37m (6'5" x 4'6")**

Window to front aspect and fitted with shower cubicle, low level WC, wash hand basin, extractor and radiator.

### **Bedroom Two 2.97m x 2.36m (9'8" x 7'8")**

Window to rear aspect and radiator.

### **Bedroom Three 2.82m x 2.36m (9'4" x 7'8")**

Window to rear aspect and radiator.

### **Bathroom 2.06m x 1.98m (6'10" x 6'6")**

Window to side aspect and fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.



## Outside

To the front of the property there a driveway with room for two cars leading to a detached single garage. To the rear of the property there is an enclosed lawned garden with large patio area.

## Garage 5.82m x 2.74m (19'1" x 9'0")

Up and over door, power and lighting to the front. The back of the garage has been converted in to second lounge with media wall and patio doors leading to the garden.

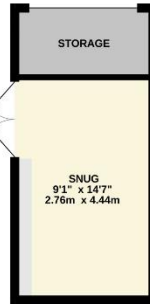
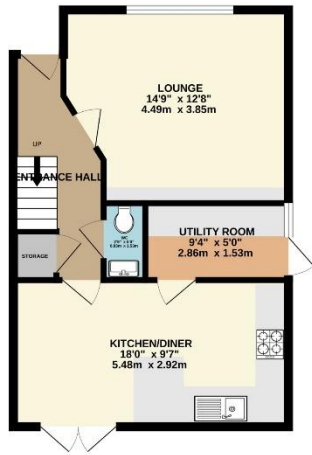
## Agent Note

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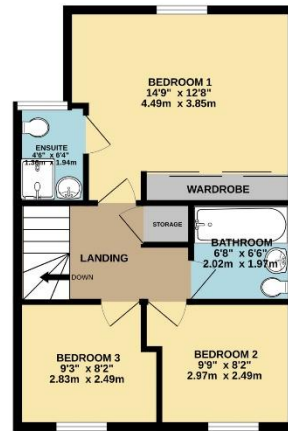




GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



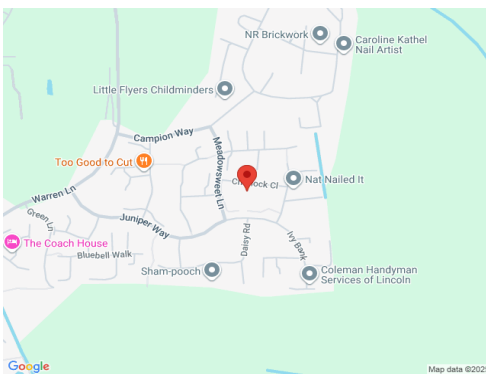
1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



CHARLOCK CLOSE, WITHAM ST HUGHS

TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		