NEWTON FALLOWELL

Elder Close, Witham St Hughs

3 2 1

£215,000

- Three Storey Semi-Detached Townhouse
- Three Bedroom
- Driveway & Garage
- Ensuite, Family Bathroom & Downstairs WC
- Popular Village Location
- NO ONWARD CHAIN
- Air Conditioning Fitted
- EPC rating C

THREE BEDROOM Three Storey Semi-Detached Townhouse located in the popular village of Witham St Hughs. Perfectly positioned within walking distance of the local shops, school and other local amenities. The property also benefits from excellent road links to both Newark and Lincoln.

The accommodation on offer comprises Entrance Hall, Kitchen, Lounge Diner and WC to the ground floor. To the first floor there are Two Bedrooms and Family Bathroom and to the Second floor there is the Master Bedroom with En-Suite. Externally the property offers off street parking for up to four cars and Single Garage. To the rear of the property, there is a low maintenance garden with decking area.

The property further benefits from Gas Central Heating, uPVC Double Glazing, Air Conditioning fitted to the Main Bedroom and Lounge. The property is being sold with NO ONWARD CHAIN.

Entrance Hall

With entrance hall and access to the WC.

Kitchen

9'7" x 5'11" (2.9m x 1.8m)

With a window to the front aspect. Fitted with a range of wall and base units with worktops over, integrated oven and hob with extractor fan and sink with drainer unit.

Lounge/Diner
12'10" x 17'0" (3.9m x 5.2m)
With windows and french doors to the rear aspect, wood flooring and radiator.

Downstairs WC
With a window to the front aspect, low level wc and wash hand basin.

Landing
With floors to the ground and second floor.

Bedroom Two
9'6" x 8'1" (2.9m x 2.5m)
With a window to the front aspect and access to storage cupboard and radiator.

Bedroom Three
9'6" x 7'1" (2.9m x 2.2m)
With a window to the rear aspect and radiator.

Bathroom
6'5" x 6'7" (2m x 2m)
With a window to the side aspect, panelled bath with shower over, low level WC, wash hand basin and radiator.

Stairs
Leading to the second floor.

Bedroom One
11'2" x 12'10" (3.4m x 3.9m)
With a window to the front aspect, access to the en-suite and radiator.

En-Suite
5'7" x 7'1" (1.7m x 2.2m)
With a window to the rear aspect, enclosed shower, low level wc, wash hand basin and radiator.

Garage
8'1" x 13'9" (2.5m x 4.2m)
With up and over door.

Outside
To the front of the property is a shared driveway, single garage and pathway to the entrance door.
To the rear is an enclosed low maintenance gravelled garden with decking area.

Agents Note
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan

10 ELDER CLOSE, WITHAM ST HUGHS, LN6 9NS

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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