



## New Swan Close, Witham St Hughs



**£225,000**

- Modern Townhouse
- Three Bedrooms
- Garage & Driveway
- En-Suite, Family Bathroom & WC
- Newly Fitted Kitchen
- Village Location
- Freehold
- EPC rating C



Well presented, three storey townhouse, located in the popular village of Witham St Hughs. Perfectly positioned within walking distance of the local school, shop and other amenities.

The accommodation on offer consists of Entrance Hall, Kitchen, WC and Lounge Diner to the ground floor. To the first floor there are Two Double Bedrooms and Family Bathroom. The the second floor is the Master Bedroom and En-suite. Outside the property to the rear there is an enclosed garden with artificial grass and patio area. The property also benefits from a single garage and driveway.

### Entrance Hall

With stairs to the first floor.

### Kitchen

11'5" x 6'0" (3.5m x 1.8m)

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

### WC

With a window to the side aspect, WC and wash hand basin.



### Lounge/Diner

15'5" x 13'1" (4.7m x 4m)

With french doors opening into the rear garden and cupboard space.

### First Floor Landing

With stairs to the first and third floor, access to the bathroom and bedrooms.

### Bedroom Two

13'1" x 11'0" (4m x 3.4m)

With two windows to the rear aspect and radiator.

### Bedroom Three

13'1" x 8'9" (4m x 2.7m)

With two windows to the front aspect and radiator.

### Bathroom

With WC, wash hand basin, panelled bath with shower over and access to the airing cupboard.

### Bedroom One

12'11" x 11'0" (3.9m x 3.4m)

Window to front aspect, fitted wardrobe, access to the en-suite and radiator. (Currently housing Super King Bed)

### En-suite

With a skylight window, WC, wash hand basin and enclosed shower.

### Outside

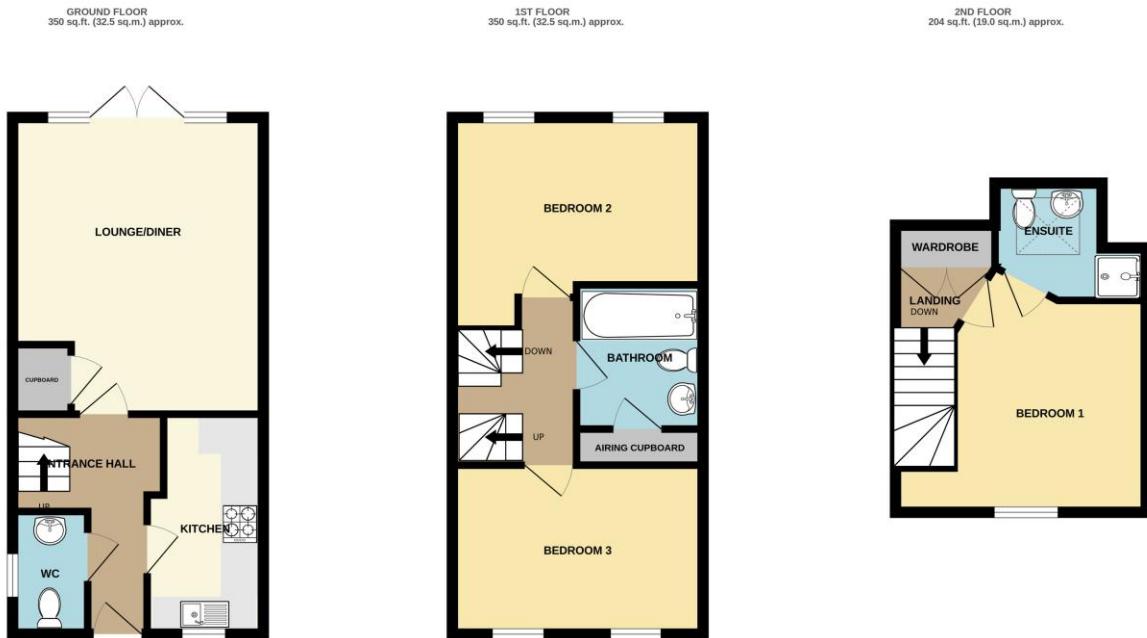
To the rear of the property there is an enclosed south facing garden with artificial grass and patio area. Single Garage and driveway.



### Agent Note

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## Floorplan



12 NEW SWAN, WITHAM ST HUGHS, LN6 9WJ

TOTAL FLOOR AREA : 903 sq.ft. (83.9 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		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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