



- Semi-Detached House
- 3 Bedrooms
- Bathroom & En-Suite Shower
- Garden Room

- Lounge & Kitchen
- Low Maintenance Rear Garden
- Garage & Parking
- Walk To Local Amenities

Rosemary Drive, Witham St. Hughs, LN6 9WA,  
£210,000







Starkey & Brown are delighted to present this modern three-bedroom semi-detached home, located in the sought-after village of Witham St. Hughs. Built in 2011, this well-maintained property has been a home to its current owners for approximately 14 years. Offering well-proportioned accommodation across two floors, the home features three bedrooms, including a spacious master with an en-suite shower room and built-in double wardrobe. The remaining two bedrooms are served by a three-piece family bathroom. The ground floor comprises an entrance hall, a convenient downstairs WC, a comfortable lounge, and a stylish kitchen fitted with a range of modern units and integrated appliances. In 2016, the owners added conservatory leading to a low-maintenance rear garden, which benefits from both an external power supply and water source. To the front of the property, you'll find a detached garage with up-and-over door, along with driveway parking for two vehicles. Witham St. Hughs is a popular village offering a range of local amenities including the highly regarded Witham St. Hughs Academy, a Co-op food store, pharmacy, and regular bus services to and from Lincoln. The A46 provides easy access to Newark and surrounding areas. To arrange a viewing, please contact Starkey & Brown today. Council Tax Band: B. Freehold.





## Entrance Hall

Having composite front door entry to front aspect and a single radiator. Access to:

## Downstairs WC

6' 4" x 3' 3" (1.93m x 0.99m)

Having a single radiator, wall mounted hand wash basin unit, low level WC and extractor unit.

## Lounge

10' 10" x 15' 0" max (3.30m x 4.57m)

Having a wall mounted consumer unit, uPVC double glazed window to front aspect, 2 radiators, TV and power points.

## Kitchen

8' 6" x 14' 11" (2.59m x 4.54m)

Having a range of eye and base level units with counter worktops, space and plumbing for appliances, 4 ring Bosch hob, a newly fitted Bosch double oven, space and plumbing for fridge, integrated freezer, integrated dishwasher, wall mounted Logic combination boiler, wood effect vinyl flooring and access into:

## Conservatory

9' 5" x 9' 1" (2.87m x 2.77m)

Being of brick base with uPVC surround, a single radiator, fitted blinds and French doors leading onto rear garden.

## First Floor Landing

Access to loft, bedrooms and bathroom.

## Bedroom 1

9' 11" max x 8' 7" min (3.02m x 2.61m)

Having uPVC double glazed window to rear aspect, fan light, radiator and a double built-in wardrobe. Access into:

## En-Suite

4' 8" x 9' 10" max to back of shower cubicle (1.42m x 2.99m)

Having a low level WC, pedestal hand wash basin unit, uPVC double glazed window obscured to rear aspect, extractor unit, radiator and a large shower cubicle.

## Bedroom 2

7' 8" x 9' 4" (2.34m x 2.84m)

Having uPVC double glazed window to front aspect, radiator and built-in bedroom furniture.

## Bedroom 3

8' 7" x 6' 11" (2.61m x 2.11m)

Currently being used as a dressing room. Having uPVC double glazed window to front aspect and a radiator.

## Bathroom

7' 8" x 6' 4" (2.34m x 1.93m)

Having 3 piece suite comprising of a panelled bath, low level WC, pedestal hand wash basin unit, shaver point, extractor unit, uPVC double glazed obscured window to side aspect, radiator and partial tiled surround.

## Outside Front

Having pathway leading to front door access. Being low maintenance with slate shingle. Pathway leading to side gate entrance. Front lawn and hedged premier. Electric meter and external power source. Access to garage.

## Garage

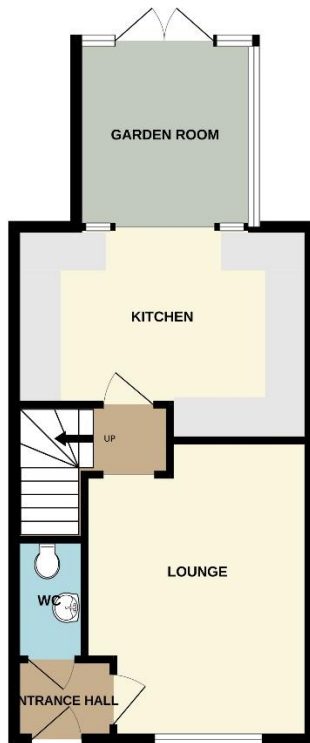
Having up and over door. Allocated parking in front.

## Outside Rear

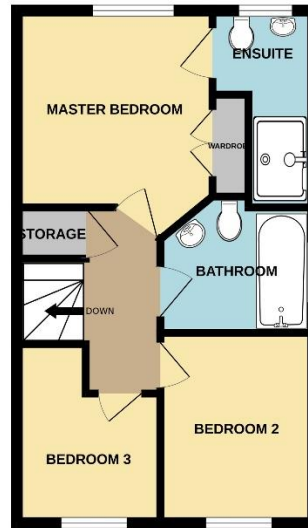
Having water butt, water source and external power source. Paved arrangement with fenced and walled perimeters. A hardcore area with gravelled surround.



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

While 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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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.

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