



Home 161 - Swan Grange, Witham St. Hughs, LN6 9US

Asking Price £249,995



Home 161 - Swan Grange,
Witham St. Hughs, LN6 9US

House - Semi-Detached
3 Bedrooms, 3 Bathrooms

£249,995

- 10 year NHBC Buildmark warranty
- 2 year customer care warranty
- Separate living room offers a space to relax as a family
- Downstairs Cloakroom with WC
- French doors to rear garden
- Family bathroom
- Low cost energy efficient homes
- Parking spaces for two cars
- Third bedroom is ideal for guests, or to use as an office

The Cromford has been designed to maximise space for modern living. As well as featuring a stunning kitchen, the Cromford's dining room also benefits from French doors leading to the garden, creating a light and airy feel throughout. . The separate living room offers extra space for relaxation. Upstairs you will find three good-sized bedrooms and a family bathroom with separate shower cubicle provides the finishing touch to this stunning family home.



Tenure: Freehold
Warranty Provider: NHBC
Construction Method: Timber Frame - Open Panel
Indicative EPC: B

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Room Dimensions

Ground Floor

Kitchen - 2.56M X 2.76M 8'5" X 9'1"
Dining - 2.72M X 3.26M 8'11" X 10'8"
Living Room - 3.04M X 4.03M 10' X 13'3"

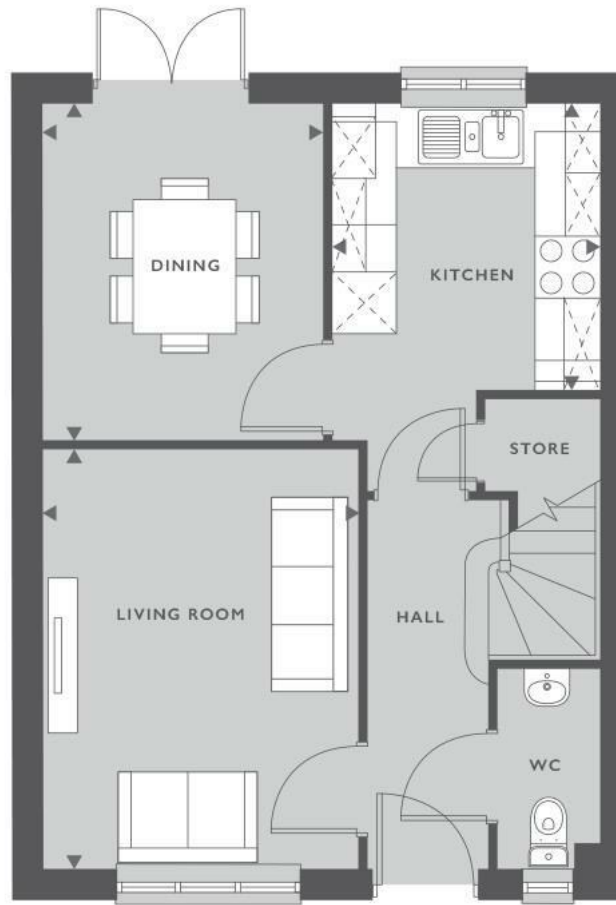
First Floor

Master Bedroom - 2.80M X 4.04M 9'2" X 13'3"
Bedroom 2 - 2.80M X 3.26M 9'2" X 10'8"
Bedroom 3 - 2.48M X 2.76M 8'2" X 9'1"

Net Internal Area

846 ft²





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