



**Home 165 - Swan Grange, Witham St.  
Hughs, LN6 9US**

0204 005



Home 165 - Swan Grange,  
Witham St. Hughs, LN6 9US

House - Detached  
3 Bedrooms, 3 Bathroom

£264,995

Date Available:  
Deposit:

- 10 year NHBC Buildmark warranty
- An excellent specification as standard
- French doors to rear garden
- Open plan family/dining area with access to the garden
- Two generous sized double bedrooms
- Third bedroom is ideal for guests, or to use as an office
- En-suite to bedroom 1
- Separate living room offers a space to relax as a family

5% TOWARDS DEPOSIT OFFER WORTH £13,249!

The Foxton -Take a look at The Foxton, a stunning home with three good sized bedrooms - with the large master bedroom featuring an en-suite shower room. Across the landing, you will find a well proportioned family bathroom as well as a built in airing cupboard. Downstairs, the central hallway leads to the open plan kitchen/dining room which has large French doors opening to the garden. On the other side of the hall is a wonderful living room with both a large feature bay window and another additional window, making this a wonderful, light space in which to relax. With the added benefit of a downstairs WC it's easy to see why The Foxton is a great choice for modern living.

KEY

THE CROMFORD	3 bedroom home (846sqft)
THE FOXTON	3 bedroom home (925sqft)
THE NEW ASHBOURNE FCT	3 bedroom home (991sqft)
THE BLYTH	3 bedroom home (1002sqft)
THE WALCOT	3 bedroom home (1086sqft)
THE BIRKDALE	3 bedroom home (1056sqft)
THE ASHOP	3 bedroom home (1075sqft)
THE DUNHAM	4 bedroom home (1210sqft)
THE LYMINGTON	4 bedroom home (1215sqft)
THE WOODBRIDGE	4 bedroom home (1244sqft)
THE BOWMONT	4 bedroom home (1262sqft)
THE WELLINGTON	4 bedroom home (1282sqft)
AFFORDABLE	



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

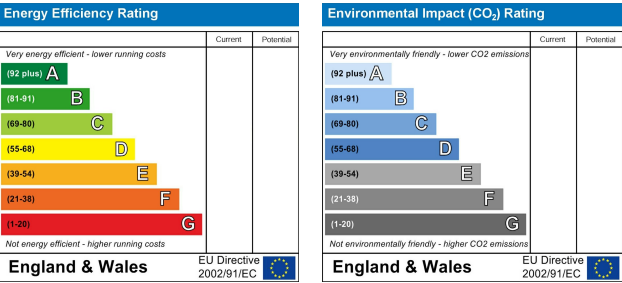
Kitchen/Dining - 5.15M X 2.96M 16`9" X 9`7"  
Living Room - 5.15M X 2.96M 16`9" X 9`7"

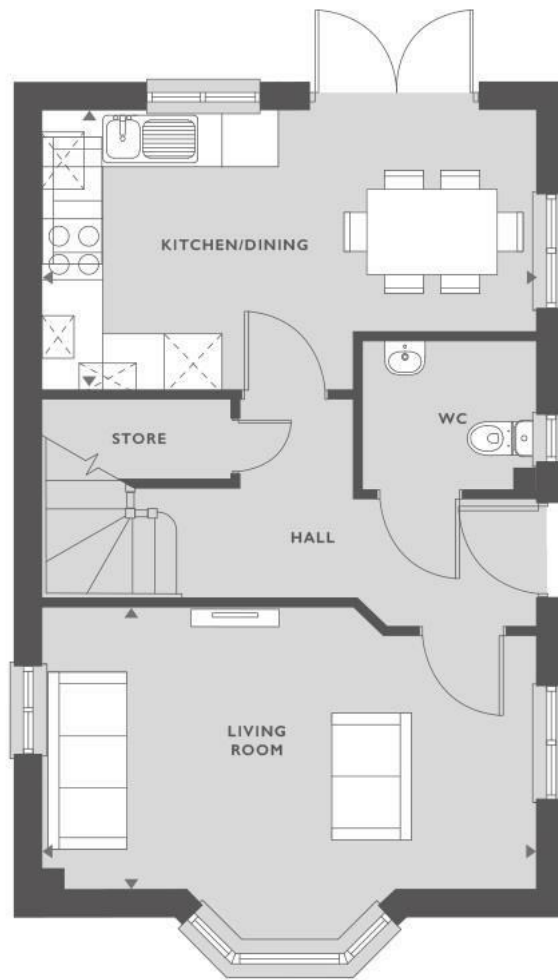
First Floor

Master Bedroom - 3.97M X 2.96M 13` X 9`7"  
Bedroom 2 - 3.02M X 2.59M 9`9" X 8`4"  
Bedroom 3/Study - 2.38M X 2.01M 7`8" X 6`6"

Net Internal Area

925 ft2





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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

