



**Poppy Road, Witham St. Hughs, Lincoln**

**Offers In Excess Of £196,000**





Three bedroom mid terraced home positioned within the popular village of Witham St Hughs, making for an ideal FTB or investment opportunity. Comprising internally of a fitted kitchen, cloakroom, living diner, three bedrooms and bathroom. Allocating parking for two vehicles and a landscaped rear garden.

Witham St Hughs benefits from a range of local amenities to include a Co-op store, Bar / Restaurant, Hairdressers, Takeaways, Schooling and a Village Hall. Well positioned just off the A46 to allow convenient access both to Lincoln City or Newark Town.

EPC Rating - C

Council Tax Band - B  
Tenure - Freehold

Entrance Hall  
Composite front door, tiled flooring, radiator, light fitting, Honeywell digital heating controls and stairs rising to the first floor.

Cloakroom  
5'8" x 2'11"  
Low level WC, pedestal wash basin, tiled flooring, PVC front window, radiator, light fitting and the mains consumer unit.



#### Kitchen

9'10" x 5'4"

Base and eye level high gloss units with laminated work surfaces, matching upstand and an inset stainless steel sink and drainer. Fully fitted to include an oven, gas hob with extractor over, integrated fridge freezer plus space and plumbing for a washing machine. PVC front window, plinth heater, tiled flooring, light fitting and the Ideal combination boiler is housed.

#### Living Diner

14'8" x 12'1"

PVC French doors to the rear garden, wood effect laminate flooring, two radiators and two light fittings plus an under stairs storage cupboard.

#### Stairs / Landing

Carpet flooring, pendant fitting, access to the loft and a storage cupboard.

#### Bedroom

8'0" x 6'6"

PVC window to the rear, carpet flooring, pendant fitting and a radiator.

#### Bedroom

13'3" x 9'5"

PVC window to the rear, carpet flooring, pendant fitting and a radiator. Wardrobes to be included within the sale.

#### Bedroom

11'5" x 9'8"

PVC window to the front, carpet flooring, pendant fitting and a radiator. Wardrobes to be included within the sale.

#### Shower Room

6'2" x 5'6"

Low level WC, pedestal wash basin and a walk in double tray housing the mains thermostatic shower. Tile effect laminate flooring, PVC front facing window, radiator, light and extractor.

#### Outside

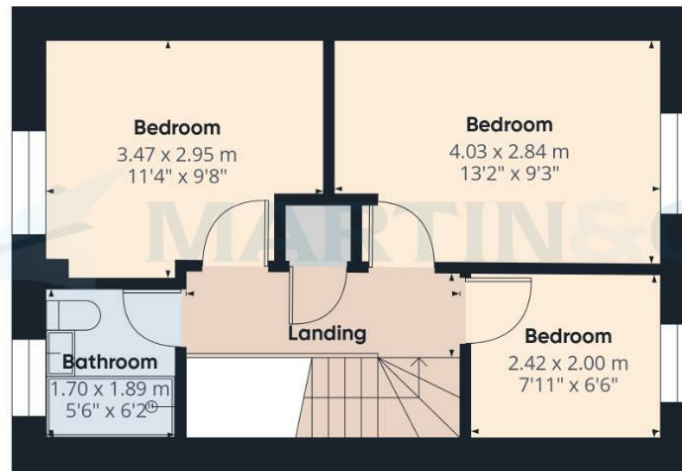
To the front are two allocated, block paved parking bays, outdoor lighting and a private gated side passage with lighting, leading to the rear. To the rear is a fully enclosed, West facing, split level garden. Having been landscaped to incorporate a laid lawn with mature planted borders, two separate patio areas, water supply, outside lighting and a garden shed which is included within the sale.

#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
61.1 m<sup>2</sup>  
658 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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