Elder Close, Witham St. Hughs, Lincoln

Asking Price £235,000

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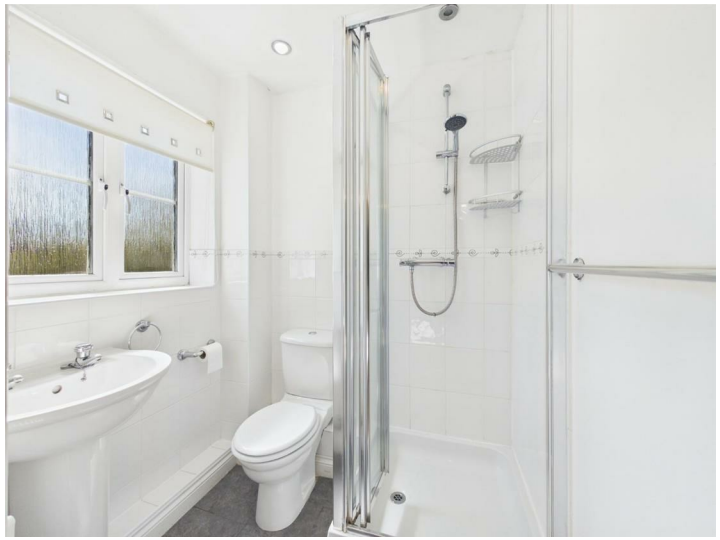
Elder Close, Witham St. Hughs, Lincoln

House - Detached

3 Bedrooms, 2 Bathroom

Asking Price £235,000

- No Onward Chain
- Detached Family Home
- Utility Room
- Master Bedroom with En Suite
- Enclosed Garden
- Allocated Parking
- Single Garage
- Tenure - Freehold
- Council Tax Band - C
- EPC Rating - C



Three bedroom detached family home nestled within the popular village of Witham St Hughs. Comprising internally of an entrance hallway with cloakroom, lounge, kitchen diner and utility, three bedrooms, master with ensuite and a bathroom. Allocated parking, enclosed rear garden and single garage. Ideal for families and commuters alike.

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Council tax band - C - North Kesteven Council
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Entrance Hall
5'11" x 5'9"
The property opens into an entrance hall with carpeted flooring, pendant lighting, a double glazed front door and access to the consumer unit.

Kitchen Diner
9'8" x 16'11"
Fitted with a range of base and wall units with laminate work surfaces, incorporating a Whirlpool gas hob, electric oven, extractor fan and stainless steel double bowl sink with mixer tap. There is space for a washing machine or dishwasher, tiled flooring, mosaic-effect tiled splashbacks, two pendant light fittings and two UPVC double glazed windows to the front and rear aspects.

Utility Room
5'10" x 5'9"
Base level unit, stainless steel sink, space for appliances, radiator, Glowworm boiler, heating controls and a double glazed door leading out to the rear garden.

Living Room
10'3" x 16'11"
Generous living room features carpeted flooring, two radiators, pendant lighting, dual aspect UPVC double glazed windows to the front and sliding patio doors opening onto the rear garden.

Cloakroom
4'0" x 4'5"
Fitted with a low level toilet, wall mounted wash hand basin, extractor fan and vinyl tile effect flooring.

Stairs & Landing
11'10" x 3'6"
The landing offers loft access, a storage cupboard housing the hot water tank, carpeted flooring, pendant lighting and a UPVC double glazed window to the rear.

Bedroom
10'6" x 10'4"
Benefitting from fitted wardrobes, radiator, carpeted flooring, pendant lighting and a UPVC double glazed window to the front aspect.

Ensuite
4'11" x 5'5"
The en-suite comprises a shower cubicle with bifold door, pedestal wash hand basin, low level WC, radiator, vinyl tile effect flooring, spotlighting, extractor fan and a privacy window to the front.

Bedroom
10'9" x 10'0"
UPVC double glazed window to the front, radiator, pendant lighting and carpeted flooring.

Bedroom
7'2" x 6'8"
UPVC double glazed window to the rear, radiator, pendant lighting and carpeted flooring.

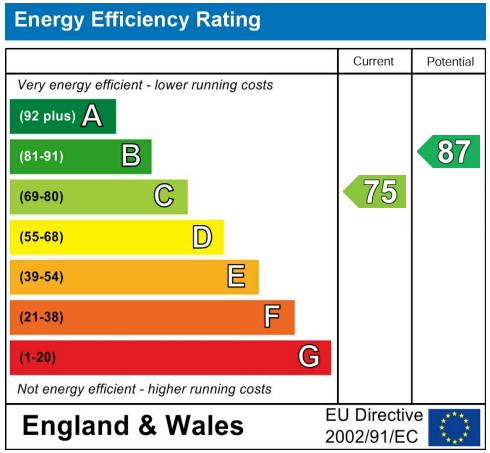
Bathroom
7'1" x 6'2"
Fitted with a panel enclosed bath with mixer tap and shower attachment, fitted glass screen, pedestal wash hand basin, low level WC, radiator, spotlighting, extractor fan, privacy window and mosaic-effect tiling to wet areas.

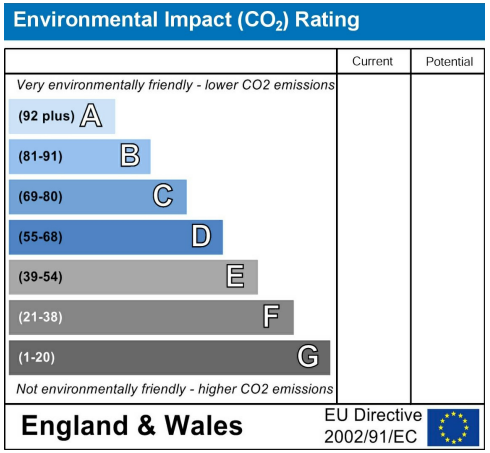
Garage
8'3" x 17'1"
The property benefits from a garage with up and over door and allocated parking to the rear of the property.

Outside
The rear garden is mainly laid to lawn with a patio, decking area, shed included in the sale, fenced boundaries and gated side access.

To the front is a slate-style gravel garden with pathway leading to the entrance.

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.





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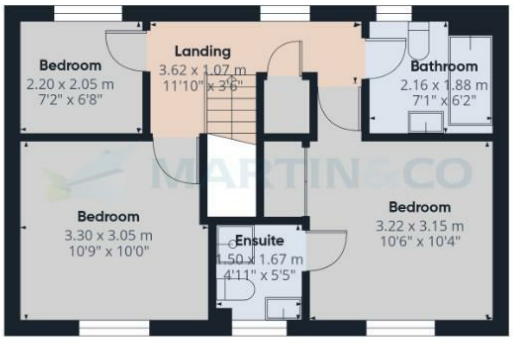
Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

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Approximate total area(1)

92.8 m²

1001 ft²

(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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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.

The Property Ombudsman