



**Home 160 - Swan Grange, Witham St.
Hughs, LN6 9US**

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House - Detached
3 Bedrooms, 3 Bathrooms

Asking Price £274,995

- 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

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



Corner Plot PLUS £2.7k Towards Flooring!

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.

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.

Flooring included offer available on our selected new build homes only and limited to reservations made by [31/12/2024] and legal completion must take place by [29/03/25]. Please contact one of our sales consultants for details of which homes are covered. Options on flooring types and specifications available will vary across homes, room type and developments. Purchaser's taking advantage of this offer must claim at the time of reserving a property from us and it must be recorded on the Reservation Form. Any photographs of flooring are illustrative images only and exact specification may differ. Flooring options are subject to availability and stage of construction, equivalent alternate items may be provided if the stated options are no longer available. Purchaser may not select alternative items and there is no cash equivalent. Not in conjunction with any other offer or discount and conditional on paying full asking price unless otherwise stated. The offer is conditional upon the purchase proceeding to legal completion.

Stamp Duty contribution of which value is plot dependant paid on our selected new build homes only and limited to reservations made by [31.12.24] and legal completion must take place by [31.03.25]. Please contact one of our sales consultants s for details of which homes are covered and the amount of the contribution. Purchaser's taking advantage of this offer must claim at the time of reserving a property from us and it must be recorded on the Reservation Form. Payment will be made as a cash lump sum upon legal completion and the offer is conditional upon the purchase proceeding to legal completion. Subject to individual lender terms and conditions. Not in conjunction with any other offer or discount and conditional on paying full asking price unless otherwise stated.

Room Dimensions

Ground Floor

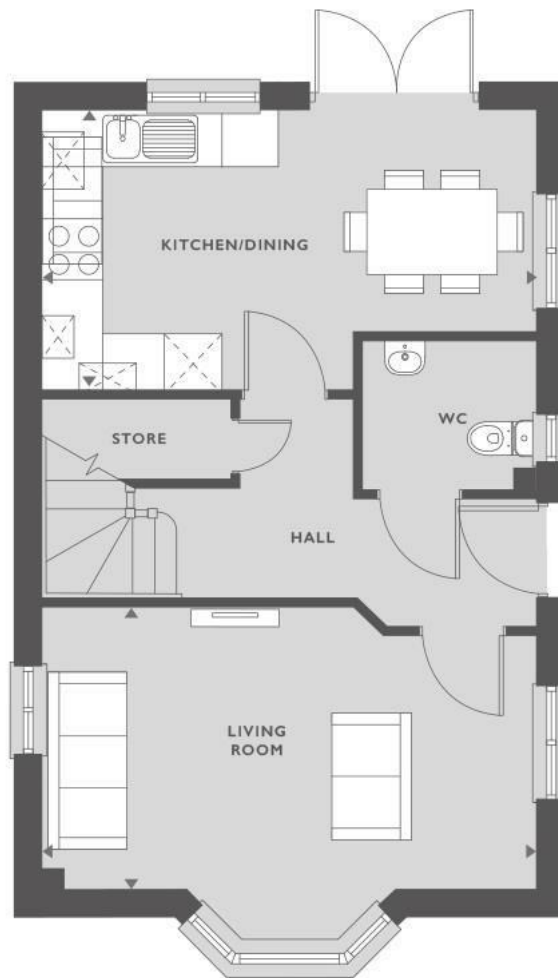
Kitchen/Dining - 5.15M X 2.96M 16`9" X 9`7"
Living Room - 5.15M X 2.96M 16`9" X 9`7"

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.