



18 Witham Drive
Chapel Hill, Lincoln, Lincolnshire LN4 4PY

£179,950





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Lincoln – 21 miles
 Grantham – 27 miles with East Coast rail link to London
 Boston – 12 miles

(Distances are approximate)

Pleasantly situated to a corner position to the far end of a cul-de-sac with attractive countryside views stands this well presented and thoughtfully extended home. Internally the property is enhanced by three bedrooms, two reception rooms, stylish kitchen, bathroom and shower room. Outside, the property enjoys south facing gardens, ample parking for many vehicles, detached garage and owned solar panels. The shopping, social and educational facilities can be found within the nearby well serviced villages of Tattershall and Coningsby. A viewing is highly recommended to fully appreciate the accommodation on offer.

Accommodation

Entrance into the property is gained through a uPVC door leading into:

Reception Hall

With staircase to the first floor and having wood effect flooring, radiator, power points and door to:

Lounge Diner 25' 9" x 10' 10" (7.84m x 3.30m)

A superb double aspect room including patio doors to the south facing rear garden. There is an open fire set to stone hearth with timber mantle, coved ceilings, radiator, power points and glazed panel double doors to:

Family Room

With views over the rear garden and having wood effect flooring, radiator, power points and timber door to:

Utility Room 10' 8" x 4' 10" (3.25m x 1.47m)

With side aspect and having solid timber worksurface over base units including space for tumble dryer. There are wall mounted cupboards above, built-in cloaks cupboard, underfloor heating, ceiling spotlights, wood effect flooring, power points, glazed panel timber door to kitchen and timber door to:





Shower Room

Being fully wall tiled and having shower cubicle, low-level WC and wash hand basin over vanity unit. There is underfloor heating, ceiling spotlights and extractor fan.

Kitchen 12' 0" x 7' 0" (3.65m x 2.13m)

With front aspect and having a stylish range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is an electric range double oven with five ring hob, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, power points, radiator and doorway returning to reception hall.

First Floor

Landing

With front aspect and having access to roof space, power points and door to:

Bedroom 1 12' 9" x 10' 11" (3.88m x 3.32m)

Overlooking the rear garden and countryside beyond. There are two built-in full height fitted double wardrobes over drawers, radiator and power points.

Bedroom 2 11' 10" x 10' 11" (3.60m x 3.32m)

With views over the rear garden and countryside beyond and having built-in wardrobe, radiator and power points.

Bedroom 3 10' 5" x 6' 1" (3.17m x 1.85m)

With front aspect and having built-in wardrobe, radiator and power points.

Bathroom 6' 10" x 6' 0" (2.08m x 1.83m)

With a white suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is coved ceiling and a heated towel rail.

Outside

The property is approached through a five-bar timber gate and over a graveled driveway providing off street parking for many vehicles. The remaining front garden is laid to lawn with hedging and a variety of fruit trees. There is a **Concrete Sectional Garage, Timber Garden Shed and Log Store** to one side. Being a corner plot, the enclosed garden extends to the side, providing southerly and westerly outlook predominantly laid to lawn with paved patio area and decked seating area off the lounge diner.





FLOORPLAN

Further Information

Owned solar panels

Oil fired central heating – Worcester Combi Boiler

East Lindsey District Council – Tax band: A

EPC Rating: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

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