



## 7 Rosemary Drive

Witham St. Hughs, Lincoln, LN6 9WA

**£225,000**

A modern semi-detached house situated in this popular residential location between Lincoln and Newark. The internal accommodation briefly comprises of Entrance Hall with Cloakroom, Lounge, Kitchen, Conservatory and First Floor Landing to three Bedrooms, En-Suite to the Principal Bedroom and Family Bathroom. Outside there are gardens, driveway and Single Garage. The property further benefits from gas central heating and viewing is recommended.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY -** North Kesteven District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**DIRECTIONS**

Head South out of Lincoln on the A46 Lincoln Bypass and follow the signs towards Newark. At the Swinderby Roundabout turn left where signposted Witham St Hughs. Continue along and at the roundabout turn left on to Warren Lane. Proceed along Warren Lane and at the second roundabout proceed straight across on to Green Lane. Continue along Green Lane, turning right on to Juniper Way, proceed along and turn right on to Bluebell Walk and then right again on to Rosemary Drive where the property can be located.



## LOCATION

Witham St Hughs is situated between Newark and Lincoln, both of which provide excellent shopping, bars, restaurants and leisure facilities. The village offers local primary schooling and secondary schooling is available in nearby North Hykeham. The village offers a local Co-op Store, village hall, takeaways, veterinary practice and Market Square with the Market Lounge Café/Bar. Lincoln, North Hykeham Newark are easily accessible via the A46.

## ENTRANCE HALL

With main entrance door and radiator.

## CLOAKROOM

With WC, wash hand basin and radiator.

## LOUNGE

15' 0" x 11' 4" (4.57m x 3.45m) With uPVC window to the front elevation, TV and telephone points and two radiators.

## KITCHEN

14' 11" x 10' 9" (4.55m x 3.28m) Fitted with a range of wall, base units and drawers with work surfaces over, double oven and induction hob, space for a large fridge freezer, integral dishwasher and freezer, radiator, part tiled surround, 1 1/2 bowl sink unit and drainer, Ideal gas fired central heating boiler, two uPVC windows and opening into the Conservatory.

## CONSERVATORY

9' 4" x 8' 9" (2.84m x 2.67m) With uPVC windows and double patio/French doors leading to the rear garden and radiator.

## FIRST FLOOR LANDING

With airing cupboard and access to roof void.

## BEDROOM 1

9' 11" x 8' 7" (3.02m x 2.62m) With uPVC window to the rear elevation, radiator and built-in double wardrobe.

## EN-SUITE

With suite to comprise of WC, wash hand basin and fitted shower cubicle, shaver point, part tiled surround, radiator, extractor fan and uPVC window to the rear elevation.

## BEDROOM 2

9' 4" x 7' 9" (2.84m x 2.36m) With uPVC window to the front elevation and radiator.

## BEDROOM 3

8' 7" x 6' 11" (2.62m x 2.11m) With uPVC window to the



front elevation and radiator.

## BATHROOM

With suite to comprise bath, WC and wash hand basin, extractor fan, radiator, part tiled surround, shaver point and uPVC window to side elevation.

## OUTSIDE

There is a front forecourt garden and side gated access leading to the rear garden with patio area and green house. There is also a separate Single Garage and driveway providing off road parking.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial services products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

### BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

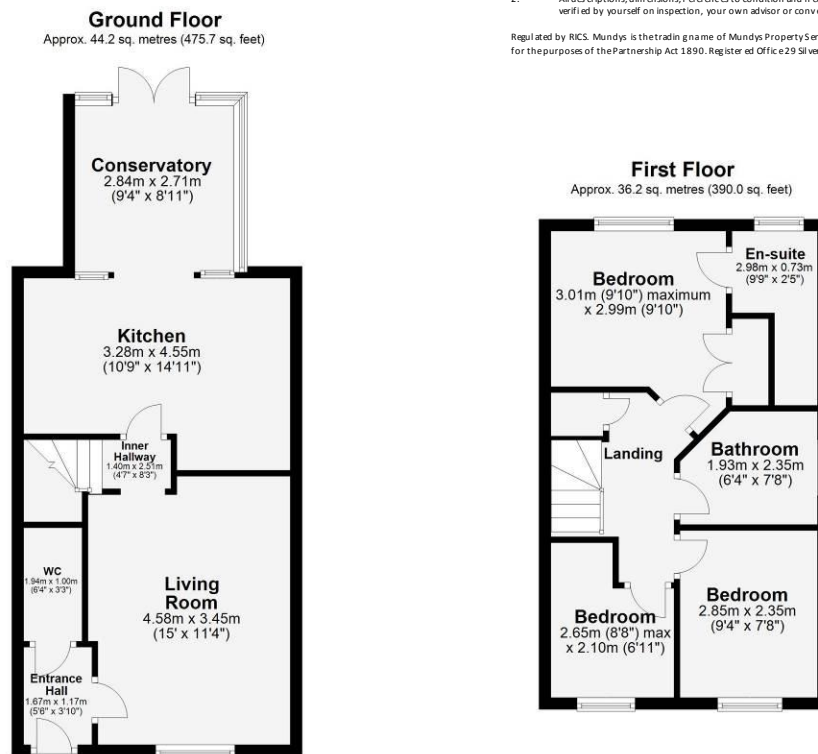
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 80.4 sq. metres (865.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

7 Rosemary Drive, Witham St Hughs, Lincoln

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