



Yarrow Way, Witham St. Hughs LINCOLN LN6 9WU



welcome to

Yarrow Way, Witham St. Hughs LINCOLN

This well presented and modern semi-detached home is situated within the sought after village of Witham St Hughs. Benefitting from allocated parking, enclosed low maintenance garden, open plan lounge/diner and local access to a range of amenities.



Entrance Hall

With stairs rising to first floor and laminate flooring.

Cloakroom Wc

With obscured double glazed window to the front, wc, wash hand basin and radiator.

Lounge / Diner

With double glazed windows to the side and rear, door opening to the rear garden, storage cupboard, laminate flooring and radiator.

Kitchen

With double glazed window to the front, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob with extractor fan over, space for washing machine, wall mounted boiler, space for fridge freezer and laminate flooring.

First Floor Landing

With laminate flooring.

Bedroom One

With double glazed window to the rear, laminate flooring and radiator.

Bedroom Two

With double glazed window to the front, laminate flooring and radiator.

Bathroom

With obscured double glazed window to the side, bath with wall mounted shower and fitted screen, wc, wash hand basin and part tiling to the walls.

Outside

Property benefits from two allocated parking spaces to the side and a gravel area to the front with mature shrubs. Gated side access leads to a fully enclosed garden with a large patio area ideal for seating and outdoor dining, an area of decking providing further entertaining space and an area of artificial lawn with raised planted borders housing a range of trees and shrubs.



view this property online williamhbrown.co.uk/Property/LCR123720



welcome to

Yarrow Way, Witham St. Hughs LINCOLN

- FANTASTIC FIRST TIME BUY OR INVESTMENT
- TWO BEDROOM SEMI-DETACHED HOME
- ALLOCATED PARKING
- FULLY ENCLOSED REAR GARDEN
- OPEN PLAN LOUNGE / DINER

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/LCR123720



Property Ref:
LCR123720 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williambrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williambrown.co.uk