



Elder Close, Witham St.Hughs, Lincoln

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OLIVER REILLY



# Elder Close, Witham St.Hughs, Lincoln

Guide Price £375,000 - £395,000

- SUBSTANTIAL DETACHED HOME
- QUIET & WELL-CONNECTED CUL-DE-SAC
- SUPERB OPEN-PLAN DINING KITCHEN
- DRESSING ROOM TO MASTER BEDROOM
- TWO DRIVEWAYS & HIGHLY PRIVATE REAR GARDEN
- FIVE BEDROOMS & ONE BEDROOM ANNEXE
- TWO RECEPTION ROOMS. GF W.C & UTILITY ROOM
- FAMILY BATHROOM & TWO EN-SUITES
- ANNEXE WITH OPEN-PLAN LIVING SPACE, BEDROOM & EN-SUITE
- A MUST VIEW IN EXCELLENT CONDITION!  
Tenure: Freehold. EPC 'C'

Guide Price: £375,000 - £395,000. A HOME OF TRUE DISTINCTION!!!

This OUTSTANDING, EXECUTIVE & SUBSTANTIAL family-sized home is a certain BOX-TICKER! Boasting an abundance of flexible living space and the rare benefit of a SEPARATE ONE BEDROOM ANNEXE- Perfect for adapting family life or multi-generational living! Spanning almost 2,000 square/ft.

This eye-catching three-storey home commands a wonderful position, in a quiet, sought-after and well-connected cul-de-sac. Close to amenities and main roads links, via the A46.

This BEAUTIFUL MODERN GEM is presented to an exceptionally high-standard, nearing TURN-KEY-READY CONDITION. The extensive layout comprises: Inviting reception hall, ground floor W.C, a large BAY-FRONTED living room with bespoke fitted cupboards, a MEDIA WALL and inset log burner. A bay-fronted dining room and a FABULOUS OPEN-PLAN DINING KITCHEN with complementary tiled flooring, a breakfast bar, separate utility room and French doors out to a LARGE, LOVELY & PRIVATE seating area.

The first floor hosts a family bathroom and FOUR EXCELLENT SIZED BEDROOMS. The second bedroom is enhanced by an en-suite shower room.

The second floor provides a BIG, BRIGHT & BEAUTIFUL MASTER BEDROOM with a separate dressing room and a large en-suite shower room.

Externally, the property is greeted with TWO DRIVEWAYS. One of which leads down to the MODERN ANNEXE SPACE. Enjoying open-plan living, a double bedroom and stylish en-suite shower room.

The ATTRACTIVE, LOW-MAINTENANCE & HIGHLY PRIVATE rear garden promises a wonderful external escape. Shaped with variety secluded seating/ entertainment areas. Allowing enjoyment for the whole family!

Additional benefits of this STRIKING & SPACIOUS home include uPVC double glazing, gas central heating to the house and electric heating to the annexe.

SET TO IMPRESS!... Make the most of this fantastic opportunity! Promising SPACE, STYLE & COMFORT... IN ABUNDANCE!!!



<b>RECEPTION HALL:</b> Max measurements provided.	15'7 x 6'2 (4.75m x 1.88m)
<b>GROUND FLOOR W.C:</b>	4'10 x 3'3 (1.47m x 0.99m)
<b>BAY-FRONTED LIVING ROOM:</b> Max measurements provided into bay-window.	17'3 x 11'3 (5.26m x 3.43m)
<b>BAY-FRONTED DINING ROOM:</b> Max measurements provided into bay-window.	10'6 x 9'6 (3.20m x 2.90m)
<b>SUPERB OPEN-PLAN DINING KITCHEN:</b>	19'4 x 9'2 (5.89m x 2.79m)
<b>UTILITY ROOM:</b>	9'2 x 5'6 (2.79m x 1.68m)
<b>FIRST FLOOR LANDING:</b>	13'3 x 3'9 (4.04m x 1.14m)
<b>BEDROOM TWO:</b>	13'4 x 12'5 (4.06m x 3.78m)
<b>EN-SUITE SHOWER ROOM:</b>	8'1 x 5'9 (2.46m x 1.75m)
<b>BEDROOM THREE:</b> Max measurements provided.	13'4 x 12'7 (4.06m x 3.84m)
<b>BEDROOM FOUR:</b>	9'5 x 7'5 (2.87m x 2.26m)
<b>BEDROOM FIVE:</b>	8'9 x 7'5 (2.67m x 2.26m)
<b>FAMILY BATHROOM:</b>	6'8 x 5'6 (2.03m x 1.68m)
<b>SECOND FLOOR LANDING:</b> Max measurements provided.	6'5 x 6'4 (1.96m x 1.93m)
<b>MASTER BEDROOM:</b> Max measurements provided into bay-window.	19'6 x 15'8 (5.94m x 4.78m)
<b>MASTER EN-SUITE:</b>	9'3 x 5'6 (2.82m x 1.68m)
<b>DRESSING ROOM:</b> Max measurements provided into bay-window.	9'3 x 6'9 (2.82m x 2.06m)



**ANNEXE: OPEN-PLAN LIVING SPACE:**

17'9 x 7'10 (5.41m x 2.39m)

**ANNEXE: BEDROOM:**

11'9 x 7'10 (3.58m x 2.39m)

**ANNEXE: SHOWER ROOM:**

7'10 x 5'8 (2.39m x 1.73m)

**EXTERNALLY:**

This substantial detached home is pleasantly positioned a quiet, sought-after and well-connected cul-de-sac. The front aspect is welcomed with paved steps up to the front entrance door, with external wall light and a pitched roof storm canopy above. The front garden is gravelled, with a medium height walled front boundary. There are TWO DRIVEWAYS: One to the left side aspect has a tarmac DOUBLE WIDTH DRIVEWAY. Hosting a double external power socket, access to the concealed gas/ electricity meters and down to the uPVC double glazed external front door, into the annexe space. The right side aspect also has dropped kerb vehicular access and is currently paved, with provision for a garden shed and a wooden personal gate, opening into the LOVELY, WELL-MAINTAINED & HIGHLY PRIVATE REAR GARDEN.

Predominantly laid to lawn, with complementary raised plant beds. Enjoying a variety of mature plants, shrubs and trees. There is an EXTENSIVE PAVED SEATING AREA, with an outside tap. Perfect for unwinding and entertaining. This space is enhanced further by a secluded RAISED DECKED SEATING TERRACE. Situated in the corner of the garden, with a double external power socket and a timber framed gazebo with pitched felt roof. There is provision for a large garden shed and paved hardstanding with a further double-width timber framed gazebo with pitched felt roof. Offering additional seating space or storage area. Originally designed for a hot tub. A personal side door gives access into the annexe living space, with an external wall light. There are part walled and fenced side/rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 1,980 Square Ft.**

Measurements are approximate and for guidance only. This includes the annexe space.

**Tenure: Freehold**

Sold with vacant possession on completion.

**Local Authority:**

North Kesteven District Council.

**Council Tax: Band 'E'**

**EPC: Energy Performance Rating: 'C'**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities:**

Witham St. Hughs provides ease of access onto the A46, which in-turn leads into the historic City Of Lincoln and desirable market town of Newark-On-Trent, which also provides excellent access onto the A1 North and Southbound. There are a wide range of local amenities on-hand including, a Co-op, Take Away, Hair Salon, Bistro Bar, Community Hall and a sought after primary school.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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