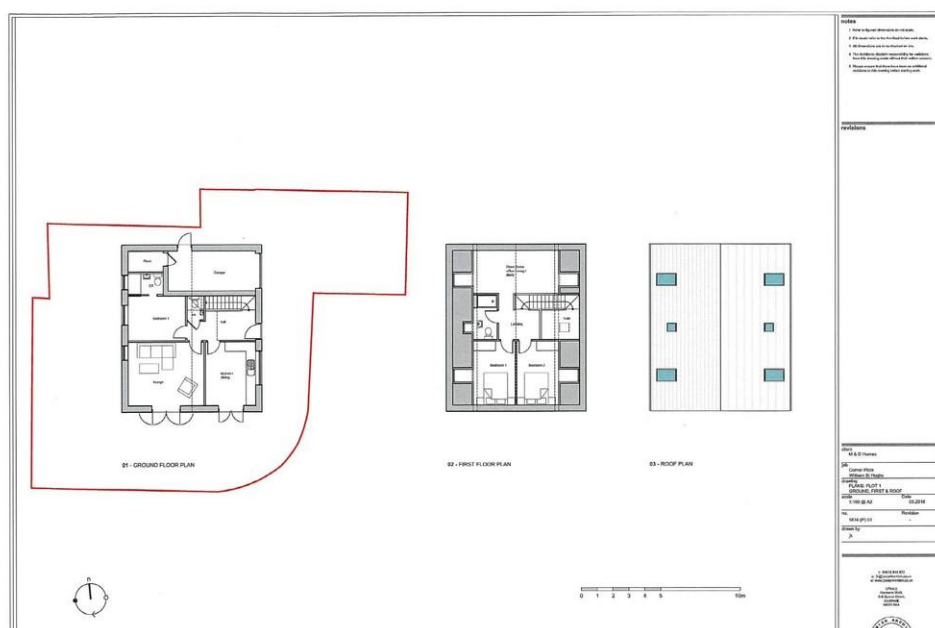
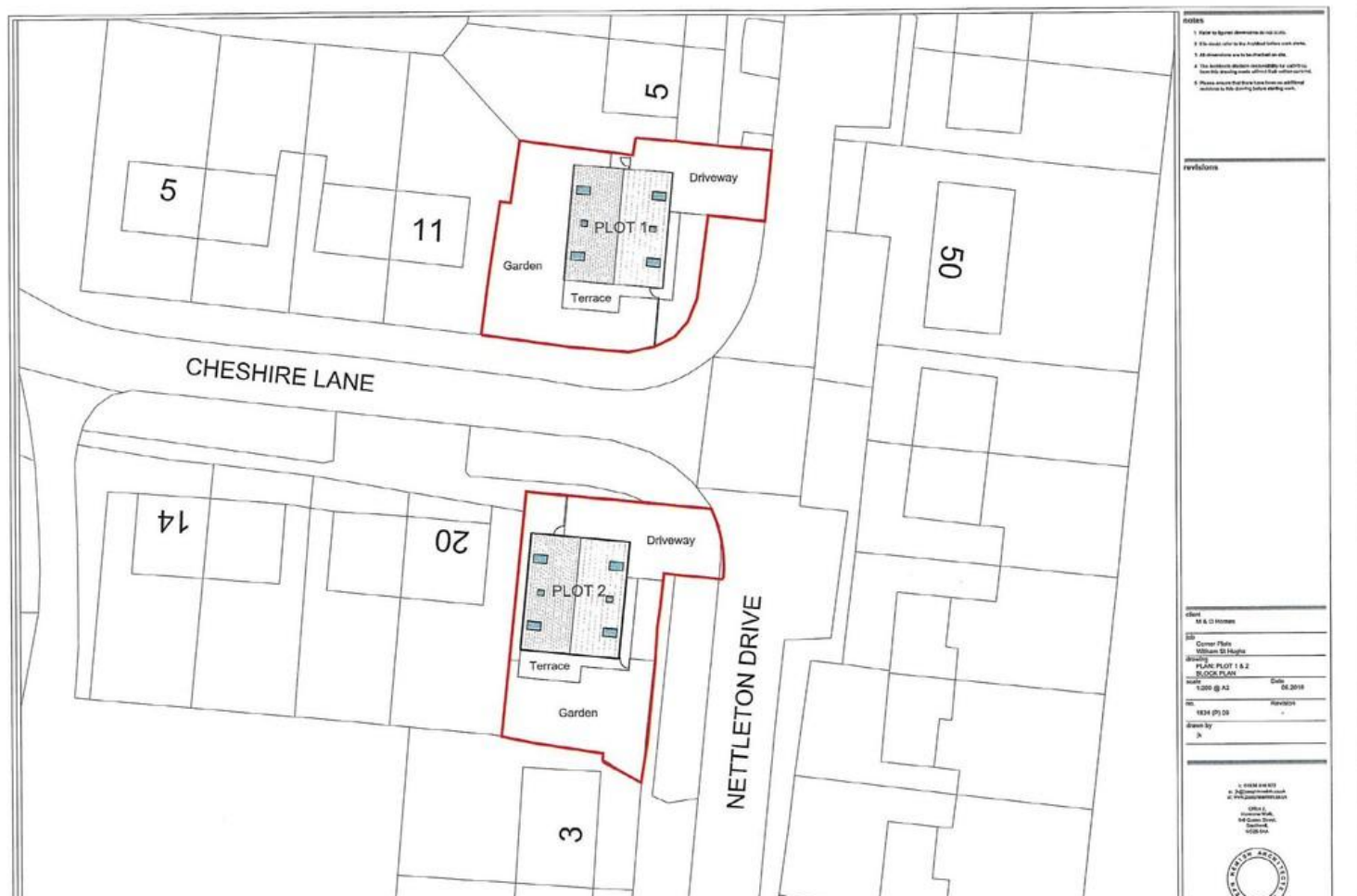


AND PARTNERS

Putting you and your property first



Plot 1, Off Nettleton Drive & Cheshire Lane

£260,000

Witham St. Hughes, Lincoln , LN6 9GE

M and D Homes have full planning permission to build a three/four bed roomed detached chalet bungalow for sale. The build will be to a very high standard and will offer exceptional energy efficiency including Air Source Heat Pumps providing heat to the underfloor heating throughout. M and D Homes are an independent company and therefore it is advisable for interested parties to register their interest as soon as possible, this will enable a potential purchaser to discuss adaptation to specification. 10 Year NHBC would be provided. UPVC windows and doors. Anticipated "A" rated EPC

AGENTS NOTES

The popular village of Witham St Hughes is situated 8 miles from Lincoln and 7 miles from Newark with convenient access to the A46, A1 and Newark Northgate train station. The village has many amenities including an excellent primary school, convenience stores, takeaways and a salon.

DETAILS COMPRISE

ENTRANCE HALL

Doors off to:

KITCHEN/DINER

10' 4" x 13' 4" (3.15m x 4.06m) To be fitted with a range of wall and base units - colour and choice subject to stage of build. Underfloor heating and French doors leading to the garden.

LOUNGE

15' 6" x 13' 4" (4.72m x 4.06m) French doors opening to the rear garden. T.V point. Underfloor heating.

BEDROOM ONE

9' 1" x 11' 7" (2.77m x 3.53m) Window to the rear garden. Underfloor heating. T.V point and telephone point. Door to:

EN-SUITE

Window to the rear elevation. Tiled flooring and underfloor heating. Fitted with low flush W.C, wash hand basin and shower with pre-set temperature control.

CLOAKS

Low flush W.C and pedestal wash hand basin. Underfloor heating.

PLANT ROOM

Housing the manifolds to the underfloor heating system. Door giving access to the garage and side access.

FIRST FLOOR LANDING

Stairs rising to the first floor. Velux window. Doors off.

OFFICE/SNUG/STUDY AREA

8' 9" x 26' 2" (2.67m x 7.98m) A light and airy area with two Velux windows. This area could easily be used for a home office or snug area.

BEDROOM TWO

12' 11" x 13' 4" (3.94m x 4.06m) Velux window. T.V point and telephone point. Radiator.

BEDROOM THREE

12' 10" x 13' 4" (3.91m x 4.06m) Velux window. T.V point and telephone point. Radiator.

SHOWER ROOM

9' 3" x 9' 5" (2.82m x 2.87m) Velux window. Heated towel radiator. Fitted with a low flush W.C, wash hand basin and panel bath.

GARAGE

8' 2" x 18' 7" (2.49m x 5.66m) With electric door, power and light supplied.

OUTSIDE

A driveway leads off the junction of Cheshire Lane and Nettleton Drive to the integral garage. Gardens to three sides of the property which will be enclosed on all sides and have a terraced area.

SERVICES

Electricity to be connected to the property. Mains drainage. Air source heating. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

North Kesteven District Council.

VIEWING INFORMATION

By appointment with the agents office.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements