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ESTATE AGENTS



25 Elder Close  
Witham St. Hughs, Lincoln, LN6 9NS

Offers Over £160,000



## 25 Elder Close

Witham St. Hughs, Lincoln, LN6 9NS

\*\*\*YOUR STARTER HOME AWAITS\*\*\*Nestled in the charming area of Elder Close, Witham St. Hughs, this delightful, terraced house offers a perfect blend of modern living and comfort. Built in 2006, the property boasts a contemporary design that is both inviting and practical.

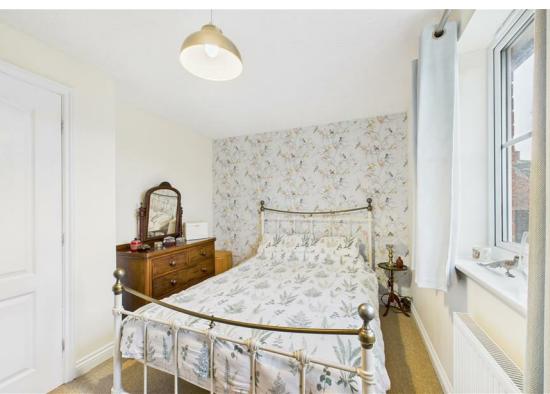
Upon entering, you are greeted by a spacious lounge diner, ideal for relaxing or entertaining guests. The room is filled with natural light, creating a warm and welcoming atmosphere. The house features two well-proportioned bedrooms, providing ample space for a small family or professionals seeking a comfortable home.

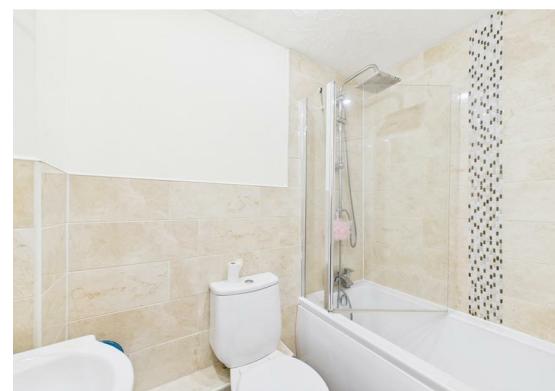
The bathroom is thoughtfully designed, ensuring convenience and functionality for everyday use. The layout of the property maximises space, making it feel larger than its size suggests.

Outside the enclosed rear garden is laid to lawn with a seating area perfect for al fresco dining and a garden shed.

Enjoy the vibrant local community, Witham St Hughs which is just 8 miles from the historic city of Lincoln and 7 miles from Newark-On-Trent. The village is ideal for commuters having easy access to the A46 & the A1, as well as having the East Coast trainline from Newark Northgate where London Kings Cross can be reached in approximately 1 hour and 15 mins. Facilities within the village include Appletree Corner day care & pre-school, Witham St Hughs Academy School, a village hall, play parks, hairdressers, Co-op, The Market Lounge cafe bar, and takeaways. There are many countryside walks nearby for the outdoor enthusiast. Blackbird Way offers an exceptional opportunity for families seeking a stylish and well-connected home.

This terraced house is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this home presents an excellent opportunity to enjoy modern living in a lovely setting.





### Entrance Hall

### Kitchen

10'2 x 6'1 (3.10m x 1.85m)

### Lounge/Diner

14'4 x 12'8 (4.37m x 3.86m)

### Landing

### Bedroom One

12'8 x 9'1 (3.86m x 2.77m)

### Bedroom Two

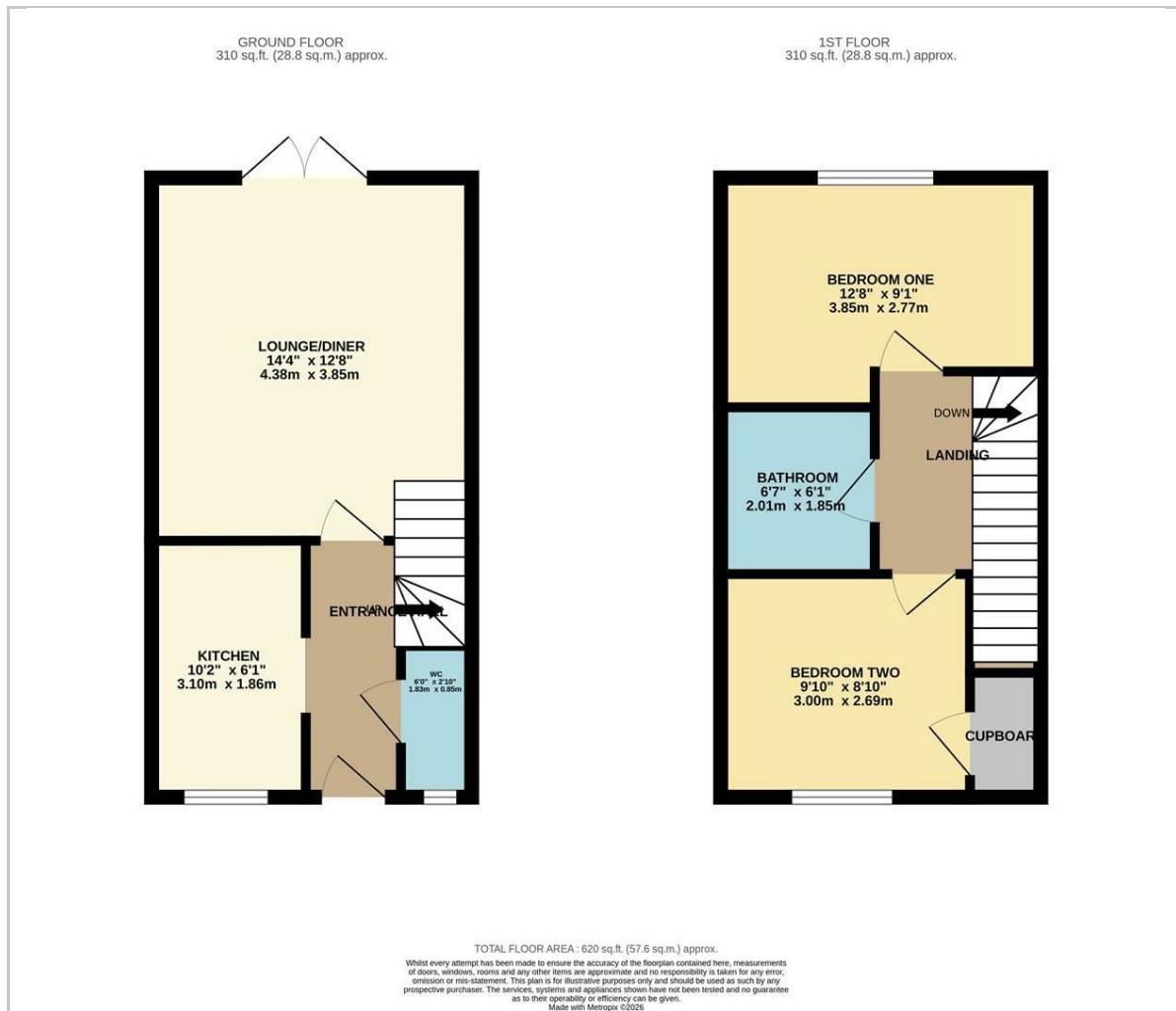
9'10 x 8'10 (3.00m x 2.69m)

### Bathroom

6'7 x 8'1 (2.01m x 2.46m)



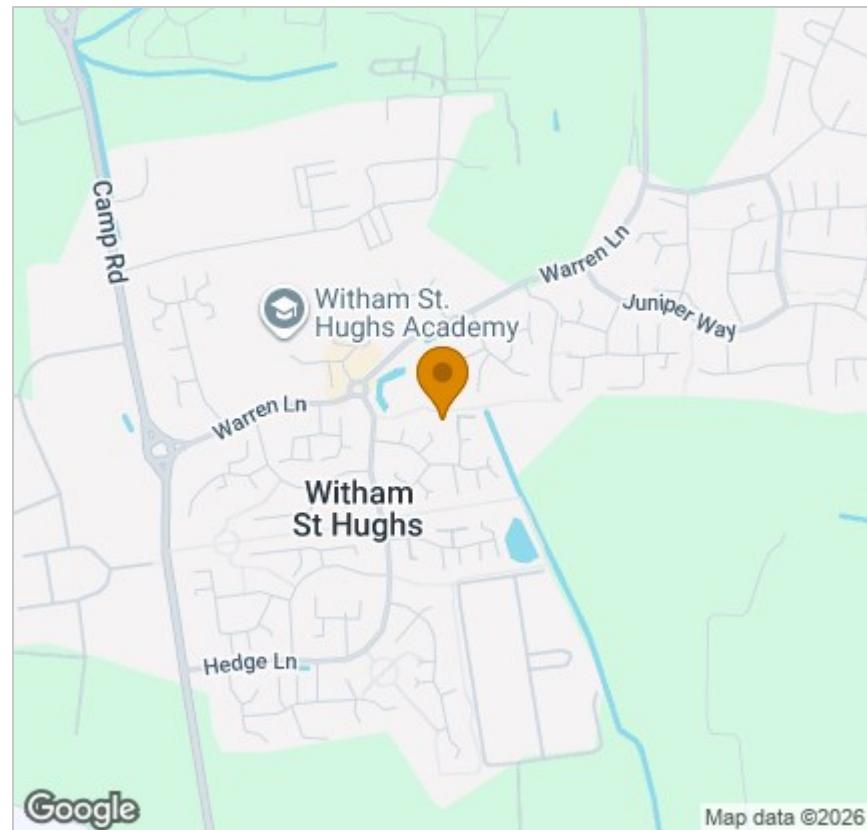
## Floor Plan



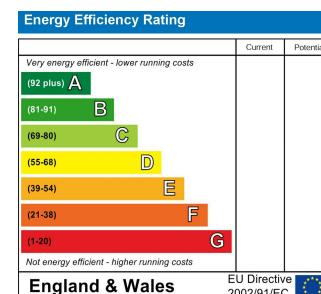
## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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