



19 Oak Tree Drive

Witham St. Hughs, Lincoln, LN6 9UY

£240,000

A three bedroomed detached house situated in this popular residential development within the village of Witham St Hughs and within a short walk of the village primary school and local shop. Internally the property has been recently redecorated throughout and had newly fitted carpets and floorings. The internal accommodation comprises of Hallway, downstairs WC, Lounge, Dining Room, Kitchen and a First Floor Landing leading to three Bedrooms, En-suite Shower Room and a Family Bathroom. Outside there are lawned gardens to the front of the property and low maintenance to the side. To the rear of the property there is a driveway providing off road parking and access to the Single Garage. Viewing of the property is highly recommended and is being sold with No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Traveling south along the A46, at the halfway house roundabout turn left where signposted Witham St. Hughs. Proceed over the mini roundabout and turn left onto Hedge Lane and then turn right onto Oak Tree Drive where the property is located on your left hand side.

LOCATION

Witham St Hughs is situated between Newark and Lincoln, both of which provide excellent shopping, bars, restaurants and leisure facilities. Local village primary schooling is available and secondary schooling is available in nearby North Hykeham. The village offers a local Co-op Store, village hall, takeaways, hairdresser, veterinary clinic and coffee bar. Lincoln, North Hykeham Newark are easily accessible via the A46.



ACCOMMODATION

HALLWAY

With external door to the front elevation, laminate flooring, stairs to the first floor and radiator.

W.C

4' 5" x 3' 5" (1.35m x 1.04m) , with vinyl flooring, low level WC, wash hand basin with tiled splashback and radiator.

DINING ROOM

9' 1" x 7' 10" (2.77m x 2.39m) , with UPVC double glazed window to the front elevation and radiator.

KITCHEN

10' 9" x 8' 3" (3.28m x 2.51m) , with UPVC double glazed window to the side elevation and external door to the rear elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, integral oven, four ring gas hob with extractor fan over, plumbing and space for washing machine, space for fridge freezer, partly tiled walls, storage cupboard and radiator.



LOUNGE

16' 8" x 10' 2" (5.08m x 3.1m) , with UPVC double glazed double doors and window to the side elevation, UPVC double glazed window to the front elevation, laminate flooring, fire surround and hearth with electric fire inset and two radiators.

FIRST FLOOR LANDING

With banister rail, UPVC double glazed window to the rear elevation, access to the roof void, radiator and airing cupboard housing the hot water cylinder.



BEDROOM 1

13' 1" x 10' 5" (3.99m x 3.18m) , with UPVC double glazed window to the front elevation, two built-in wardrobes and radiator.

EN-SUITE

10' 5" x 3' 10" (3.18m x 1.17m) , with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, partly tiled walls and radiator.

BEDROOM 2

10' 11" x 7' 3" (3.33m x 2.21m) , with UPVC double glazed window to the side elevation, built-in wardrobe and radiator.



BEDROOM 3

9' 5" x 7' 3" (2.87m x 2.21m) , with UPVC double glazed window to the front elevation, built-in wardrobe and radiator.

BATHROOM

7' 4" x 6' 3" (2.24m x 1.91m) , with UPVC double glazed window to the front elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath, partly tiled walls, radiator and extractor fan.



OUTSIDE

To the front of the property there is a lawned garden. To the side of the property there are low maintenance gardens which are gravelled and slated with paved areas and a raised garden pond. To the rear of the property there is a driveway providing off road parking which also gives access to the Single Garage (middle garage in the block of three).

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

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 - WHO 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.

CMH 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 service 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 MRICS.

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

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

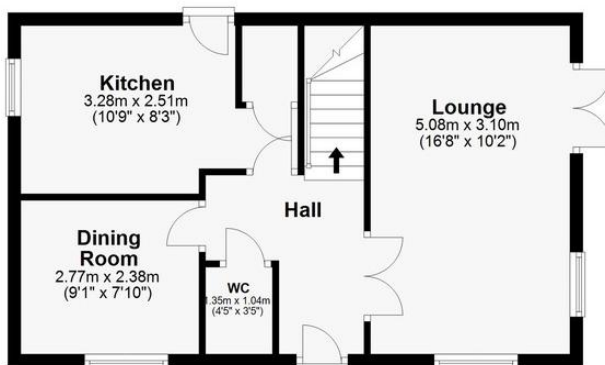
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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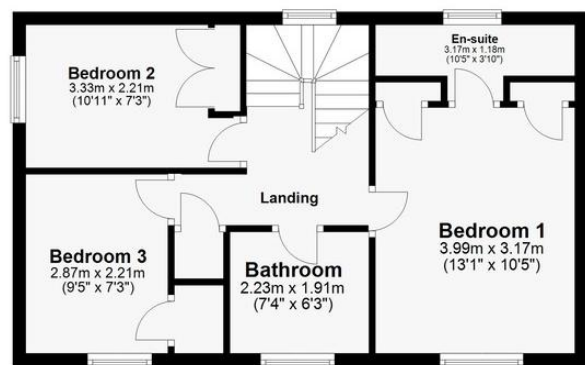
Ground Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



Total area: approx. 87.4 sq. metres (941.0 sq. feet)

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

Mundy's Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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