

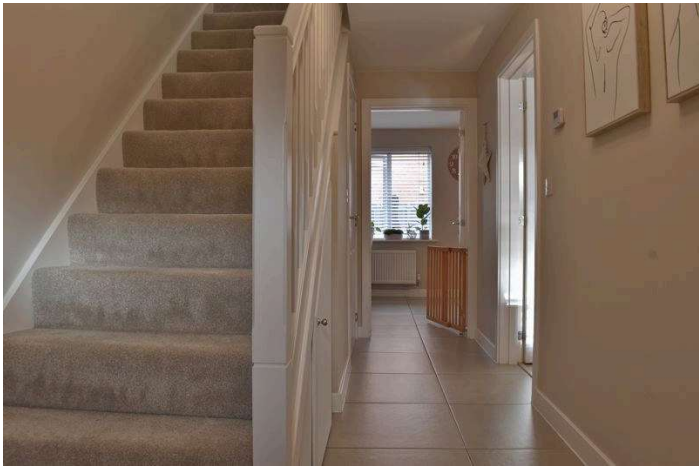
## Thistle Way, Witham St Hughs



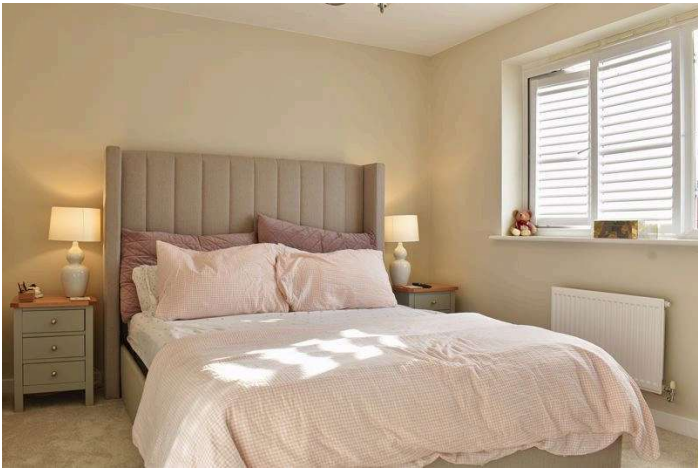
A superbly presented and spacious five bedroom detached family home, the former show home, that has been enhanced by the present owners and represents excellent value for money. In addition to the five bedrooms, the property has a wonderful dining kitchen, lounge, study, cloakroom, bathroom and en-suite. There is off road parking and a double garage. The rear garden is fully enclosed and enjoys a high degree of privacy. Early viewing is essential.

**£350,000**













### Situation and Amenities

Witham St Hughs is a sought after village well positioned just off the A46 situated between Newark and Lincoln, both of which provide excellent shopping, bars, restaurants and leisure facilities. There is also easy access to the A1 and trains from North Hykeham station. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. The village itself offers a range of local amenities including a Co-op foodstore, Village Hall, various takeaways, Veterinary clinic and coffee bar. The village also benefits from a well regarded primary school. with secondary schooling available in nearby North Hykeham.

### Accommodation

Upon entering the front door, this leads into:

#### Reception Hallway

The spacious and welcoming reception hallway has the staircase rising to the first floor, beneath which is a useful storage cupboard. The hallway provides access to the cloakroom, the lounge, dining kitchen and study, and has a ceramic tiled floor, a ceiling light point and a radiator.

#### Ground Floor Cloakroom

The cloakroom is fitted with a pedestal wash hand basin and WC, and has the same flooring that flows through from the hallway, part ceramic tiling to the walls, an extractor fan, ceiling light point and radiator.

#### Lounge 16' 0" x 10' 5" (4.87m x 3.17m)

This excellent sized and well proportioned reception room has a window to the front elevation with bespoke shutters. The lounge is complemented with a feature panelled wall and also has wood laminate flooring, a ceiling light point and two radiators.

#### Study/Dining Room 9' 11" x 8' 3" (3.02m x 2.51m)

This versatile reception room has a window to the front elevation and is currently utilised as a home office/study but would serve equally well as a formal dining room if required. The room has a bespoke fitted desk, cupboards and shelving. There is also a ceiling light point and a radiator.

#### Dining Kitchen 26' 6" x 10' 2" (8.07m x 3.10m) (at widest points)

This fabulous room is the heart of the home and has two windows to the rear elevation and French doors leading out into the garden. The windows have bespoke blinds and the doors have bespoke fitted shutters. The kitchen area itself is fitted with an excellent range of base and wall units complemented with quartz work surfaces and matching metro style splash backs. There is a one and a half bowl stainless steel sink and integrated appliances include an oven with gas hob and extractor hood above, fridge, freezer and dishwasher. There is also a breakfast bar. The room is of ample size to accommodate a large dining table together with occasional furniture, and has a ceramic tiled floor, recessed ceiling spotlights and two radiators. A door provides access to the utility room.

**Utility Room 8' 4" x 5' 3" (2.54m x 1.60m)**

The utility room has a half glazed door out to the side elevation providing access to the driveway and garage. The room is fitted with base units to match those of the kitchen, once again complemented with quartz work surfaces. There is space and plumbing for both a washing machine and a tumble dryer. The utility room has the same flooring flowing through from the kitchen, together with a ceiling light point, an extractor fan and a radiator. The central heating boiler is located here.

**First Floor Landing**

The staircase rises from the reception hallway to the spacious first floor landing which has doors into all five bedrooms and the family bathroom. The landing has a useful storage cupboard and a ceiling light point. Access to the loft space is obtained from here.

**Bedroom One 10' 11" x 9' 7" (3.32m x 2.92m)**

A double bedroom having a window to the front elevation with bespoke shutters. The bedroom has a fitted double wardrobe with sliding mirror doors, a ceiling light point and a radiator. A door leads into the en-suite shower room.

**En--suite Shower Room 6' 5" x 5' 11" (1.95m x 1.80m)**

The en-suite has an opaque window to the front and is fitted with a walk-in shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The en-suite is enhanced with part ceramic wall tiling and recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

**Bedroom Two 12' 7" x 8' 7" (3.83m x 2.61m) (plus wardrobe recess)**

A further double bedroom with a window to the front elevation, a useful wardrobe recess, a ceiling light point and a radiator.

**Bedroom Three 9' 11" x 8' 8" (3.02m x 2.64m)**

A double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

**Bedroom Four 8' 10" x 8' 8" (2.69m x 2.64m) (plus wardrobe recess)**

A further double bedroom with a window to the rear elevation, a useful wardrobe recess, a ceiling light point and a radiator.

**Bedroom Five 8' 8" x 7' 1" (2.64m x 2.16m)**

A good sized fifth bedroom with a window to the rear elevation, a ceiling light point and a radiator. The bedroom is currently utilised as a dressing room.

**Family Bathroom 7' 10" x 5' 7" (2.39m x 1.70m)**

The well appointed bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom is complemented with part ceramic wall tiling and recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

**Outside**

The property is located down a private driveway and overlooks an open green space. Located to the side is a double width driveway which leads to the detached double garage. Gated access leads to the rear garden.

**Detached Double Garage 17' 10" x 16' 8" (5.43m x 5.08m)**

The garage has twin up and over doors to the front elevation and a personnel door to the rear. The garage is equipped with both power and lighting.

**Rear Garden**

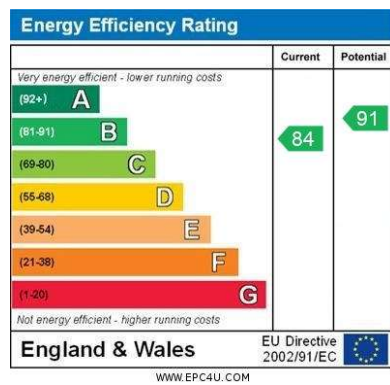
The rear garden is fully enclosed and enjoys a high degree of privacy. The garden is laid primarily to a shaped lawn edged with borders containing a number of mature shrubs, plants and trees. There is a patio area adjacent to the rear of the house and a further tiered area behind the garage, both of which are ideal outdoor seating and entertaining spaces.

**Council Tax**

The property is in Band D.

**Maintenance/Estate Rentcharge**

We have been informed by the vendor that there is an annual estate charge of £180.00 for the maintenance/upkeep of the shared areas.



### VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### Local Authority

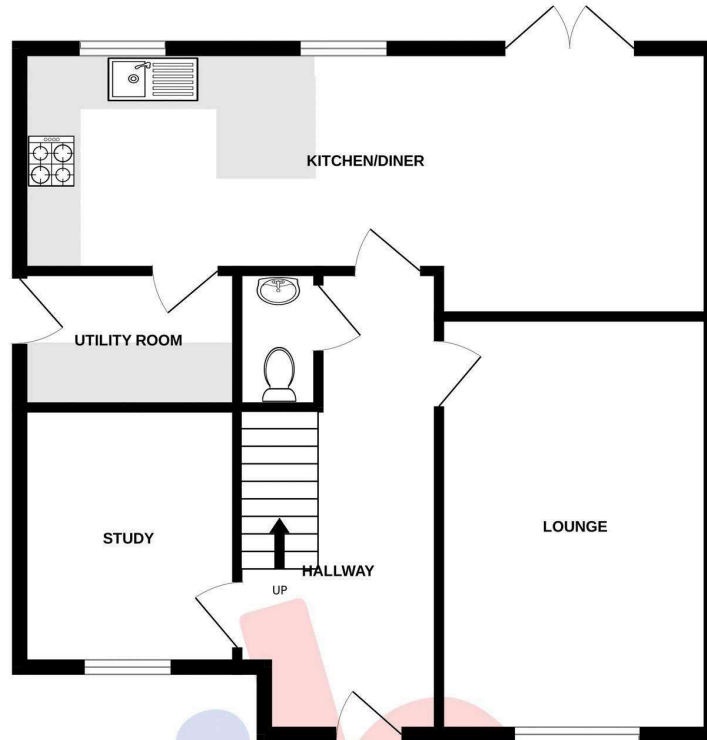
North Kesteven District Council, Lincs, 01529 414155

### Possession/Tenure

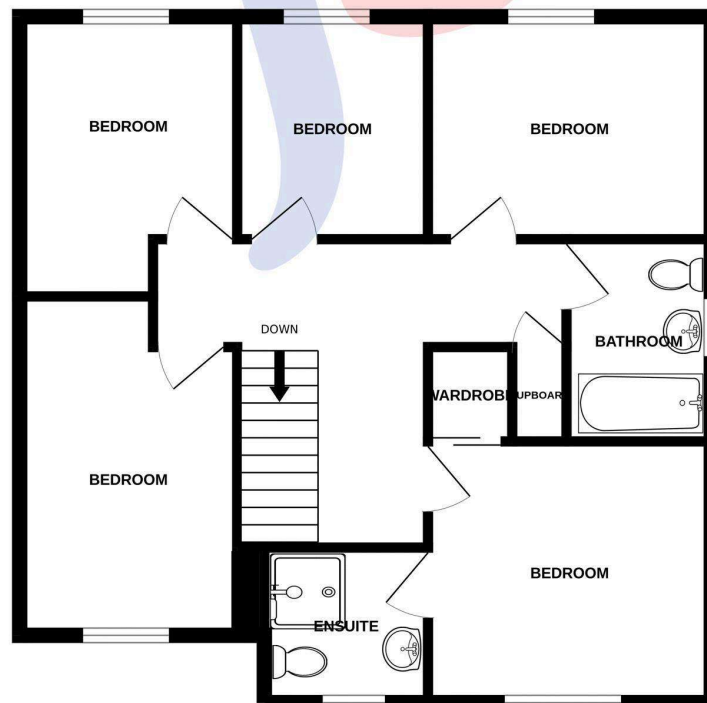
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed. **Services/Referral Fees** Please note that we can recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007504 07 October 2025

GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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