

Thyme Walk, Witham St Hughs

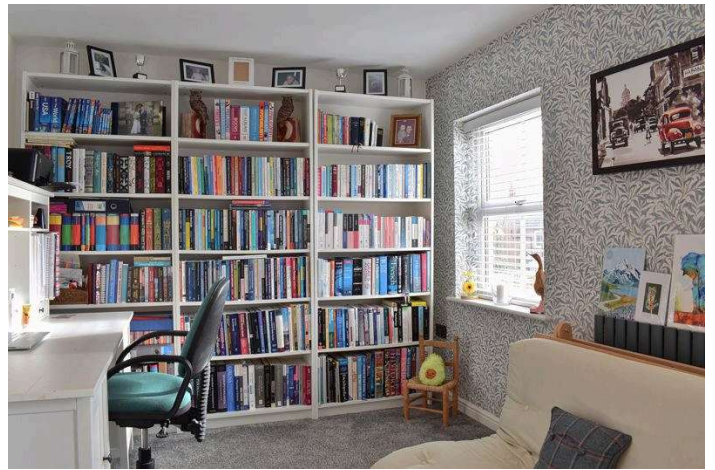


£230,000 to £240,000. Competitively priced and early viewing is essential to appreciate this superbly presented and deceptively spacious three bedroom, three storey townhouse situated in this popular residential development. In addition to the three double bedrooms, the property has an excellent sized lounge, dining room, well fitted contemporary kitchen, utility, cloakroom, bathroom and en-suite. The property has off road parking, a single garage and an enclosed garden to the rear. Double glazing and gas central heating are installed.

Guide Price £230,000 to £240,000







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 reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway provides access through to the dining room and has a solid wood floor, recessed ceiling spotlights and a radiator.

Dining Room 10' 6" x 9' 0" (3.20m x 2.74m) (excluding bay window)

A nicely proportioned reception room having a feature bay window to the front elevation with fitted blind. The dining room has solid wood flooring, a ceiling light point and a radiator. An opening leads through to the kitchen.

Kitchen 15' 11" x 9' 1" (4.85m x 2.77m)

This superb sized kitchen has windows, and glazed French doors leading out to the garden. The kitchen is fitted with an excellent range of contemporary base and wall units complemented with square edge work surfaces and metro tiled splash backs. There is a sink, and integrated appliances include a five burner gas hob with extractor hood above, an eye level double oven and dishwasher. There is also space for a vertical fridge/freezer. The kitchen has a ceramic tiled floor, recessed ceiling spotlights and a vertical radiator. From here a door leads into the utility room.

Utility Room 5' 6" x 5' 6" (1.68m x 1.68m)

The utility room has a window to the rear elevation and is fitted with a work surface with stainless steel sink, beneath this is space and plumbing for a washing machine. The utility room has the same flooring flowing through from the kitchen, a recessed ceiling spotlight and an extractor fan. The central heating boiler is located here. A door leads into the cloakroom.

Ground Floor Cloakroom

The cloakroom is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. The room has part ceramic tiled walls, a ceiling light point, an extractor fan and a heated towel rail.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into the lounge, bedroom three and the family bathroom. The landing has a recessed ceiling spotlight and a vertical radiator. The staircase continues to the second floor.

Lounge 15' 1" x 10' 7" (4.59m x 3.22m) (excluding bay window)

This delightful reception room has two windows to the front elevation, one of which is a bay, both windows have fitted blinds. The focal point of the lounge is the fireplace with electric fire inset. The room also has solid wood flooring, a ceiling light point and two radiators.

Bedroom Three 13' 2" x 8' 7" (4.01m x 2.61m) (excluding wardrobes)

A good sized double bedroom with two windows to the rear elevation, twin fitted double wardrobes, a ceiling light point and a radiator. The room is currently utilised as a home office/study.

Family Bathroom 7' 0" x 5' 5" (2.13m x 1.65m)

The bathroom has an opaque window to the side elevation and is fitted with 'P' shaped bath with mains shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is complemented with ceramic floor and wall tiling. In addition there are recessed ceiling spotlights and a heated towel rail.

Second Floor Landing

The second floor landing has doors into bedrooms one and two, a recessed ceiling spotlight and a vertical radiator. The airing cupboard and access to the loft space are located here.

Bedroom Two 13' 2" x 8' 10" (4.01m x 2.69m)

A double bedroom with two windows to the rear elevation, both with fitted blinds. The bedroom has twin fitted double wardrobes, a ceiling light point and a radiator.

Bedroom One 13' 2" x 10' 9" (4.01m x 3.27m)

A further great sized double bedroom having two windows to the front elevation, both with fitted blinds. There are twin fitted double wardrobes, a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room

Fitted with a walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite is complemented with a ceramic tiled floor and part ceramic tiling to the walls. In addition there are recessed ceiling spotlights, an extractor fan, shaver socket and heated towel rail.

Outside

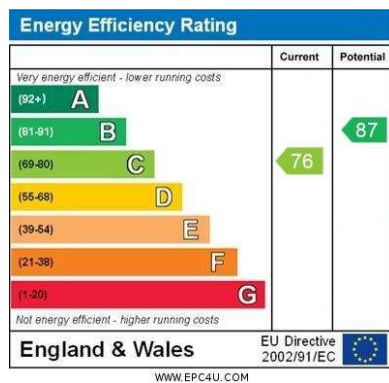
To the front of the property is a small hard landscaped garden and a footpath leading to the front door. The rear garden is fully enclosed and laid to lawn. There are two distinctive seating areas and at the foot of the garden is gated access to the allocated parking and single garage.

Single Garage 17' 5" x 8' 7" (5.30m x 2.61m)

The garage has an up and over door to the front elevation and is equipped with power and lighting.

Council Tax

The property is in Band C.



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.

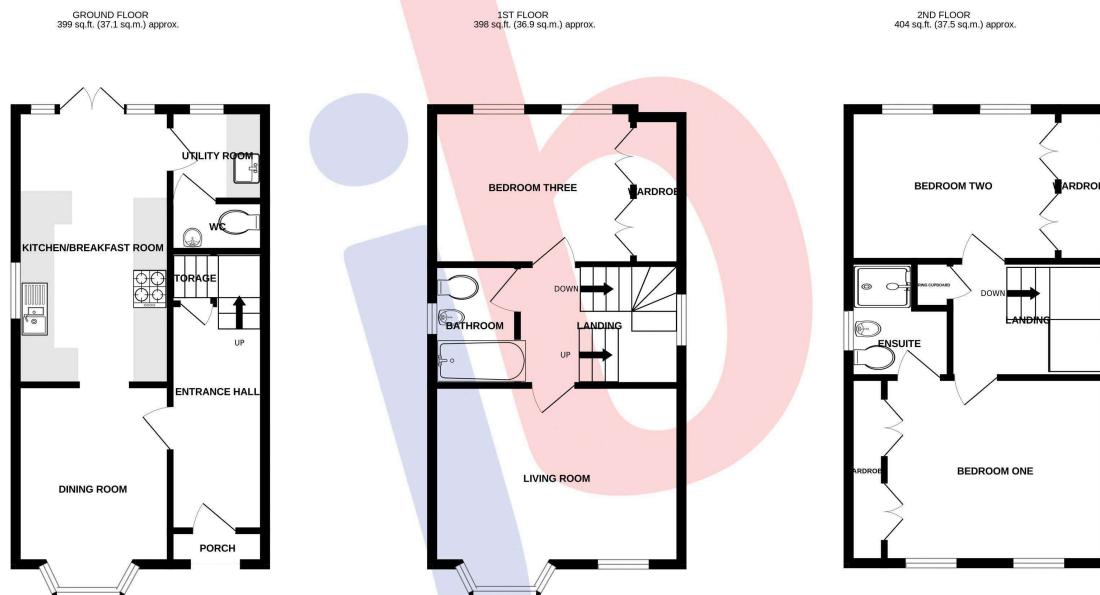
Local Authority

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 highly 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. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. 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. 00007548 20 November 2025



TOTAL FLOOR AREA: 1201 sq.ft. (111.5 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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