



54 Elder Close  
Witham St. Hughs

MOUNT & MINSTER







A superb detached five bedroom family home with a separate one bedroom annexe.

- Popular village location
- Detached family home
- Separate one bedroom Annexe
  - Five bedrooms
    - Living room
    - Dining room
  - Kitchen/Breakfast room
    - Utility
  - Two en suites
- Ample off road parking



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## INTRODUCTION

Located in the popular village of Witham St Hughs this impressive three storey detached family home offers generous accommodation throughout with the further benefit of a separate modern one bedroom annexe, making this the perfect family home for multi generational living. The main property briefly comprises entrance hall, WC, dining room, spacious lounge with a built in media wall and log burning stove, modern kitchen with a range of wall and base units along with a breakfast bar and granite tiled flooring and separate utility.

To the first floor there are four bedrooms one of which has its own en suite, with the three further bedrooms being served by the family bathroom. The second floor is dedicated to the impressive primary suite, which includes a walk in dressing room and en suite.

The annexe can be accessed from the driveway and has its own private entrance, the accommodation briefly comprises a open plan kitchen/living room, a modern well equipped, kitchen which has a pedestrian access door leading out into the rear garden, bedroom and a good sized modern bathroom.

## LOCATION

Witham St Hughs is a vibrant, family-friendly 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 and Newark Northgate and Castle stations which run a regular service into London Kings Cross.

The village itself offers a range of local amenities, all within easy walking distance of the property 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.

## OUTSIDE

To the front the property benefits from two separate driveways providing ample off road parking, and access to the ancillary accommodation.

To the rear there is an enclosed private garden which has a patio which can be accessed via the utility and kitchen/diner, the garden is primarily laid to lawn with a gazebo which provides a covered seating area, there is also a storage shed along with a further covered patio area which is wired for a hot tub.

## ACCOMMODATION

### Entrance Hall

Laminate flooring, radiator, ceiling light.

### WC

Laminate flooring, wall mounted sink, tiled splashbacks, pedestal wash hand basin, low level wc, ceiling light, radiator, extractor.







#### **Living room**

Carpet, uPVC double glazed bay window to front, built in media wall, log burner, two ceiling lights with integrated remote control fans.

#### **Dining Room**

Laminate flooring, uPVC double glazed bay window to front, radiator, understairs storage storage cupboard, feature ceiling light.

#### **Kitchen/Breakfast room**

Tiled flooring, uPVC double glazed window to rear, range of wall and base units, work surfaces over, stainless steel sink and drainer, integrated double oven, four ring gas hob with extractor over, tiled splashbacks, space and plumbing for dishwasher, Island unit with breakfast bar providing further storage and space dryer. recessed ceiling lights, two radiators and uPVC double glazed French doors providing access to the patio and garden.

#### **Utility room**

Tiled flooring, pedestrian access door to rear, wall mounted boiler, base units, stainless steel sink and drainer, space and plumbing for washing machine, space for free standing fridge freezer, extractor, recessed ceiling lights.

#### **First Floor Landing**

Carpet, ceiling lights, airing cupboard.

#### **Bedroom five**

Carpet, uPVC double glazed window to front, radiator, ceiling light.

#### **Bedroom four**

Carpet, uPVC double glazed window to rear, radiator, storage cupboard, ceiling light.

#### **Bedroom three**

Carpet, uPVC double glazed window to front., radiator, ceiling light.

#### **Bedroom two**

Carpet, uPVC double glazed window to rear, ceiling light, radiator.

#### **En suite**

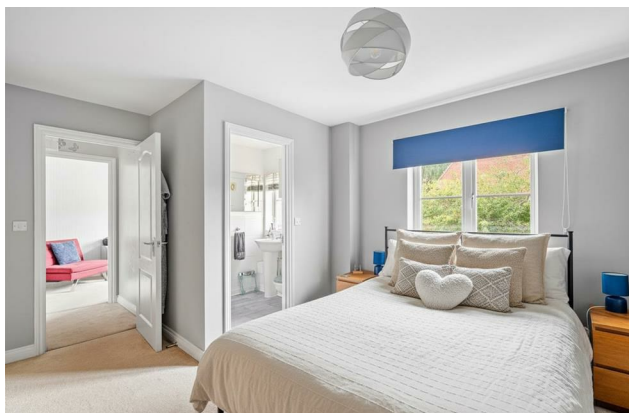
Lino flooring, uPVC double glazed window to rear, pedestal wash hand basin, low level WC, tiled splashbacks, extractor, ceiling light, radiator, shower cubicle with mains shower, fully tiled, recessed ceiling lights.

#### **Family bathroom**

Lino flooring, uPVC double glazed window to front, pedestal wash hand basin, low level WC, bath with mains shower over, recessed ceiling lights, tiled splashbacks, extractor.

#### **Bedroom one**

Carpet, uPVC double glazed window to front, 2 x velux windows to rear, radiator x 2, ceiling lights with fans, loft access.





**En suite**

Lino flooring, radiator, velux to rear, pedestal wash hand basin, low level WC, shower cubicle fully tiled with mains shower, recessed ceiling lights, extractor, tiled splashbacks.

**Dressing room**

Carpet, uPVC double glazed window to front, ceiling light.

**ENERGY PERFORMANCE CERTIFICATE**

Rating: C

**COUNCIL TAX BAND**

Band: E  
North Kesteven District Council

**METHOD OF SALE**

Freehold with vacant possession on completion.

**SERVICES**

Mains water, drainage, electricity and gas central heating.

**VIEWINGS**

By prior arrangement with the Sole Selling Agents (01522 716204).

**PARTICULARS**

Drafted following clients' instructions of October 2025.

**ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:

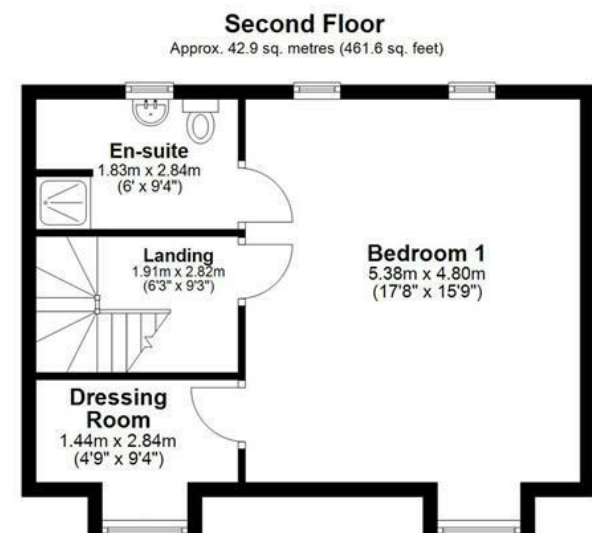
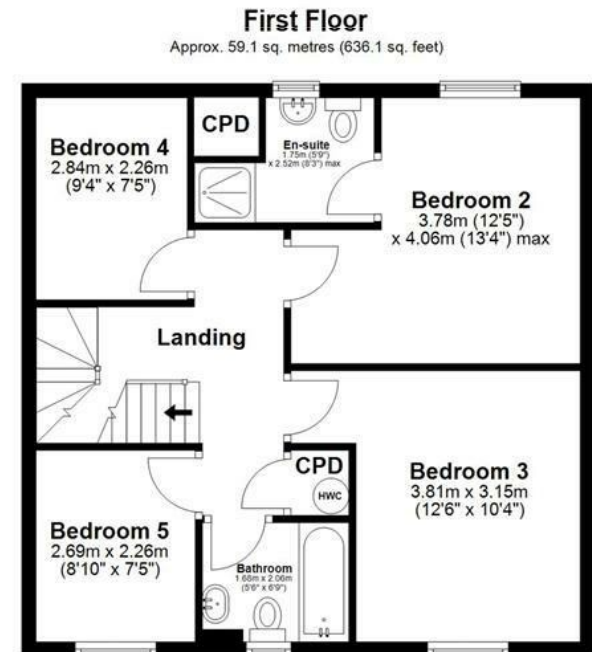
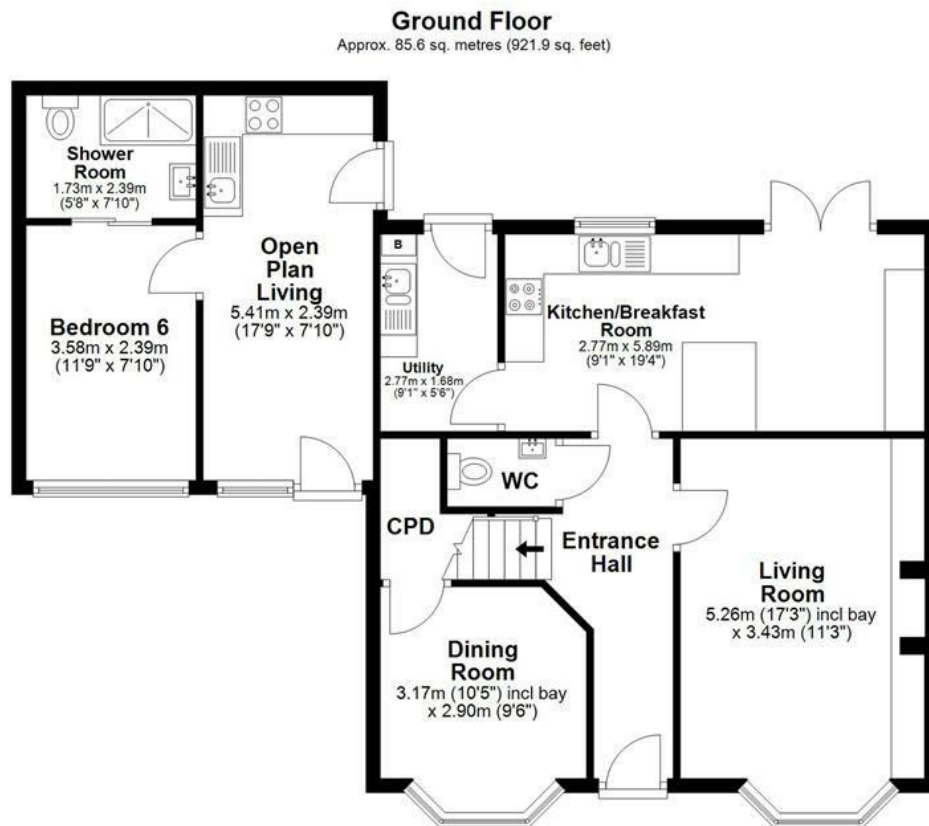
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**BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.







Total area: approx. 187.6 sq. metres (2019.6 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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**54 Elder Close, Witham St Hughs**

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