



EDLIN & JARVIS  
ESTATE AGENTS



2 Campion Lane  
Witham St. Hughs, Lincoln, LN6 9YR

£350,000



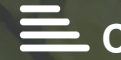
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## 2 Campion Lane

Witham St. Hughs, Lincoln, LN6  
9YR

**\*\*\*SPACIOUS FAMILY HOME\*\*\*** This spacious four double bedroom detached family home is located within the popular residential area of Witham St Hughs positioned to enjoy woodland views to the front.

This stunning property boasts an entrance hall, modern breakfast kitchen, lounge with a log burning stove, office, dining room currently used as a play room and a downstairs WC. The spacious landing leads to four double bedrooms with two ensuite shower rooms, a family bathroom and access to a fully boarded loft.

Upon entering this delightful property, you are greeted by a sense of space and light, perfect for entertaining guests or simply relaxing with your family. The three reception rooms offer versatility, whether you fancy a cosy evening by the fireplace or a formal dinner in the elegant dining room.

The four bedrooms provide ample space for a growing family or visiting guests, each offering a peaceful retreat at the end of the day. With three bathrooms, there will be no more queuing for the shower in the morning rush.

This house is the epitome of modern living, with a well-designed layout that seamlessly blends style and functionality.

The enclosed rear garden is mainly laid to lawn with a paved seating area, raised beds and gives access to the garage. The property benefits from gas central heating, UPVC double glazing, and off road parking.

Witham St Hughs 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.







### Entrance Hall

**Lounge**  
14'9 x 13'1 (4.50m x 3.99m)

**Breakfast Kitchen**  
15'9 x 12'2 (4.80m x 3.71m)  
max measurements

**Office**  
9'6 x 9'5 (2.90m x 2.87m)  
max measurements

**Play Room/Dining Room**  
10'6 x 9'8 (3.20m x 2.95m)

**WC**  
5'6 x 3'0 (1.68m x 0.91m)  
max measurements

### Landing

**Bedroom One**  
13'11 x 10'4 (4.24m x 3.15m)  
max measurements

**Ensuite**  
8'8 x 6'2 (2.64m x 1.88m)  
max measurements

**Bedroom Two**  
12'10 x 11'4 (3.91m x 3.45m)  
max measurements

**Ensuite**  
7'7 x 6'5 (2.31m x 1.96m)  
max measurements

**Bedroom Three**  
10'10 x 9'6 (3.30m x 2.90m)  
max measurements

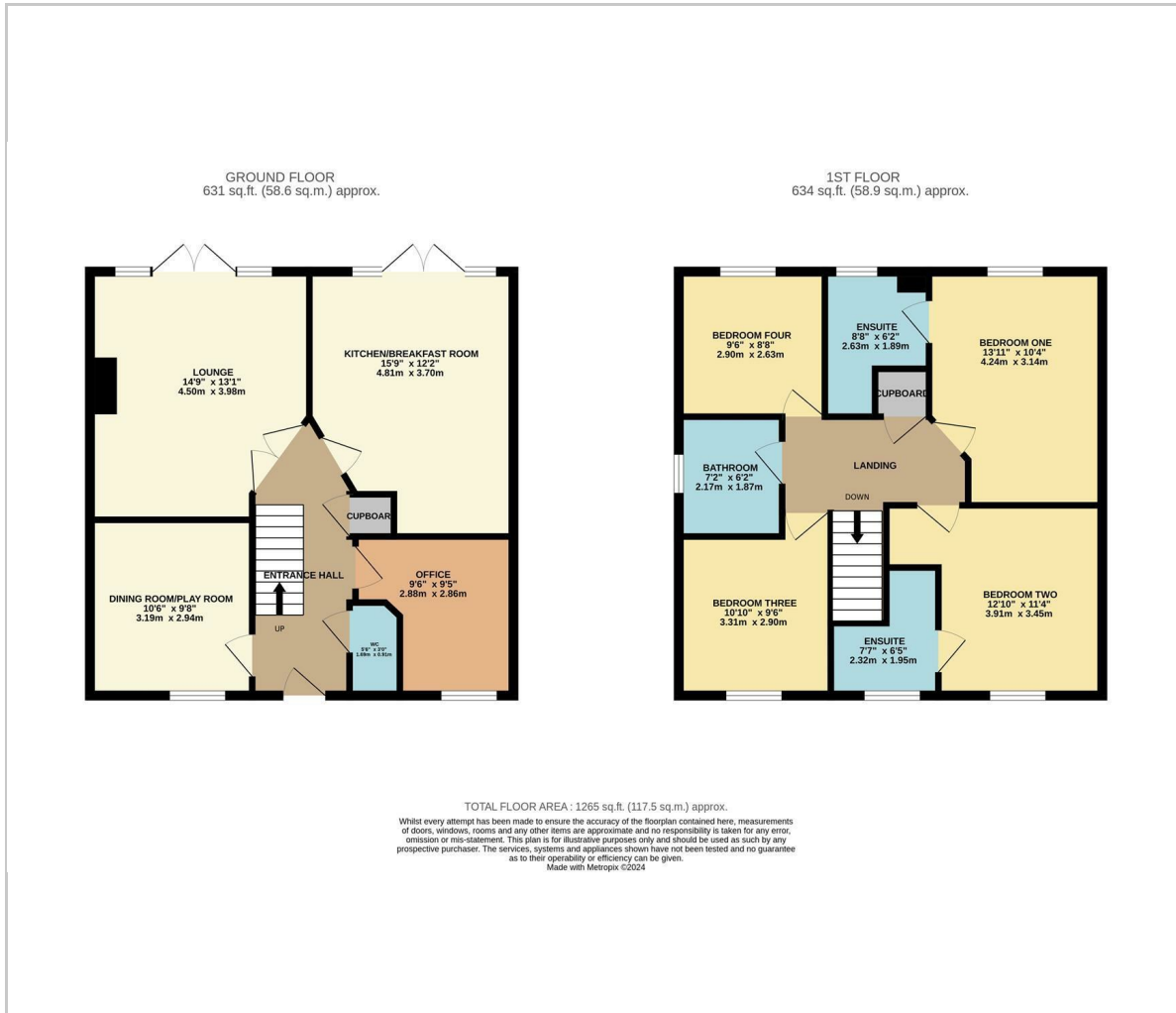
**Bedroom Four**  
9'6 x 8'8 (2.90m x 2.64m)

**Bathroom**  
7'2 x 6'2 (2.18m x 1.88m)





## Floor Plan



## Viewing

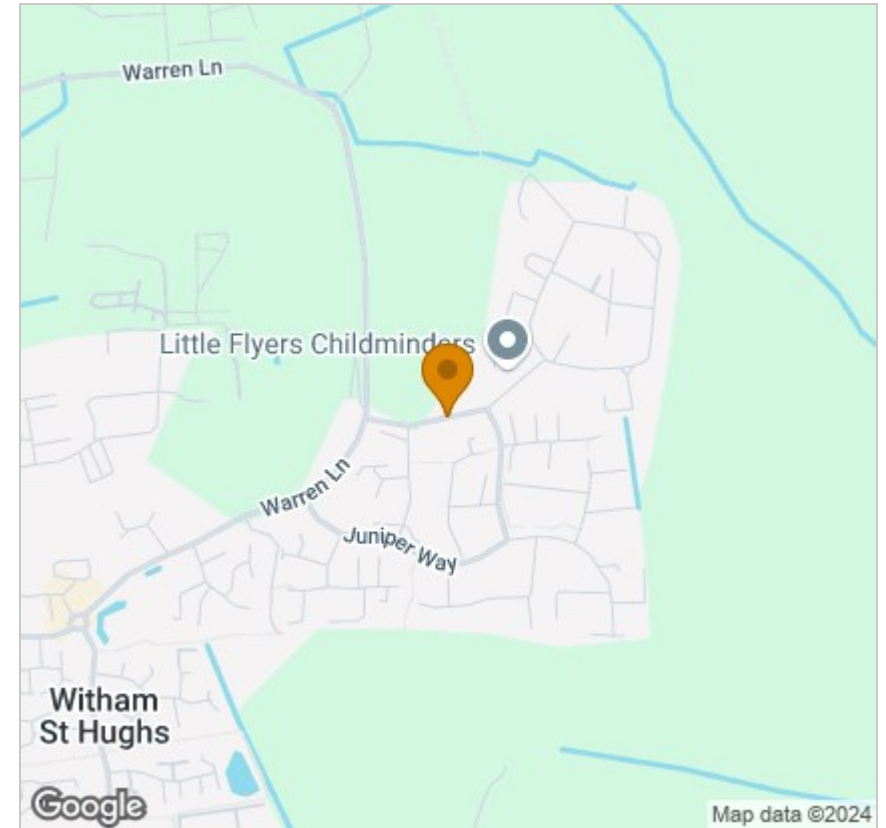
Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

