



EDLIN & JARVIS
ESTATE AGENTS



7 Blackbird Way

Witham St. Hughs, LN6 9FL

£400,000



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*** FAMILY LIVING AT ITS BEST***Discover your dream family home at Blackbird Way, a charming 3-story residence in the desirable Witham St. Hughs area. This spacious 1671 sqft property offers the perfect blend of comfort and convenience, featuring five well-proportioned bedrooms, including a master bedroom with ensuite. The ground floor welcomes you with a sophisticated living room, a well-appointed open plan kitchen diner, a practical utility room, and a WC. Upstairs, the first-floor hosts three bedrooms and a family bathroom, while the second floor offers even more flexible living space with two additional bedrooms and a shower room.

Outside the enclosed rear garden is a place to entertain or simply enjoy those summer evenings with a glass of wine on the decked seating area. The property benefits from gas central heating, UPVC double-glazing off-road parking and a detached double garage.

Enjoy the vibrant local community, Witham St Hughs which 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. Blackbird Way offers an exceptional opportunity for families seeking a stylish and well-connected home.

Please note there is a management charge for this property which the seller has informed us is approximately £140 every 6 months.

Hallway
6'5" x 10'0" (1.98 x 3.07)

Kitchen Diner
15'7" x 20'11" (4.77 x 6.39)

Living Room
11'3" x 20'11" (3.44 x 6.39)

Utility Room
6'4" x 6'0" (1.95 x 1.85)





Downstairs WC
3'2" x 5'8" (0.97 x 1.74)

Landing
6'6" x 22'7" (1.99 x 6.89)

Master Bedroom
12'5" x 12'7" (3.78m x 3.84m)

En-suite Shower Room
4'7" x 8'0" (1.41 x 2.44)

Bedroom Two
11'5" x 9'9" (3.48 x 2.99)

Bedroom Three
9'8" x 11'1" (2.95 x 3.38)

Family Bathroom
7'6" x 6'4" (2.29m x 1.93m)

Landing (Top Floor)
8'3" x 5'11" (2.54 x 1.82)

Bedroom Four
11'5" x 13'11" (3.48m x 4.24m)

Bedroom Five
12'9" x 7'9" (3.89 x 2.37)

Shower Room
5'0" x 5'2" (1.52m x 1.57m)



Floor Plan



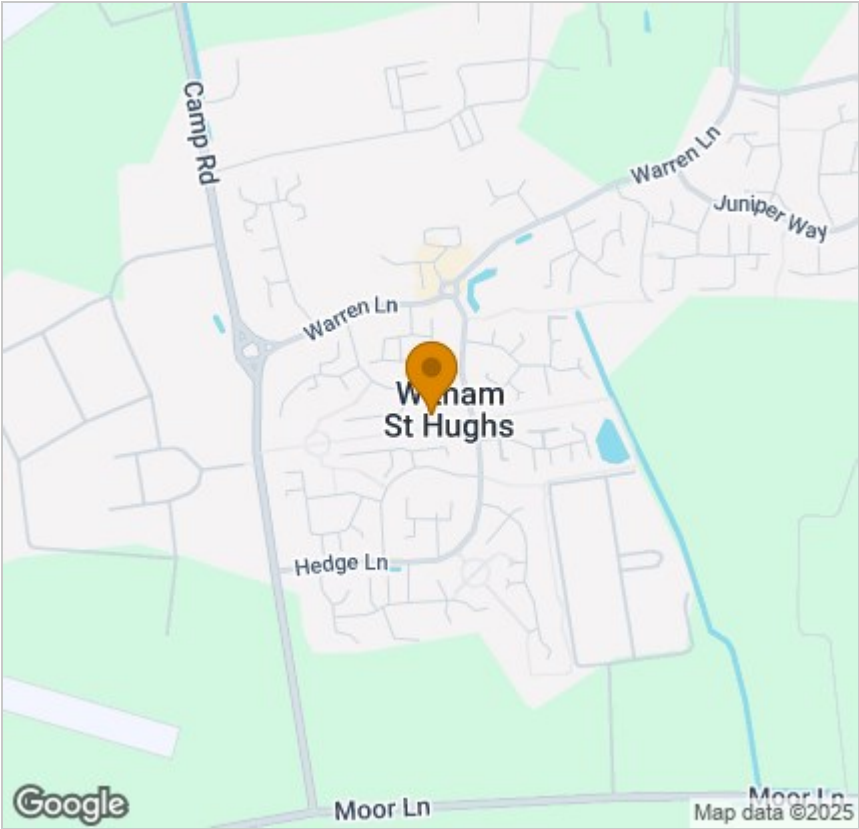
Viewing

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

