



- Detached House
- 3 Bedrooms
- 17'3" Kitchen Diner
- Bay Fronted Lounge

- En-Suite & Master Bedrooms
- Landscaped Garden
- Converted Garage & Parking For 2 Cars
- Envious Position Overlooking Childrens Play Park

Privet Walk, Witham St. Hughs, LN6 9PZ,  
£259,500







This beautifully presented three-bedroom detached family home in the highly sought-after Witham St Hughs offers the perfect blend of modern living and convenience, overlooking the children's play park and featuring a versatile converted garage. As you step inside, you are greeted by a spacious hallway leading to a downstairs WC and a stylish open-plan kitchen/diner. Being fully equipped with contemporary fittings and ample storage it is the heart of the home and an ideal space for family meals and entertaining guests. The generous lounge is filled with natural light, boasting a large bay window to the front aspect. Upstairs, the property offers three bedrooms, including a spacious master suite with built-in storage and en-suite. Alternatively, there is a three piece family bathroom for the other two bedrooms. One of the standout features of this home is the converted garage, offering a versatile space that can be used as a home office, gym, playroom, or additional living area to suit modern family needs. Outside, the enclosed rear garden provides a private and low-maintenance space for children to play and adults to unwind, while the driveway offers ample parking for two vehicles. Situated in a prime location with excellent transport links to the A46 and A1, this home is perfect for families looking for a stylish, well-positioned property in a thriving community. Council tax band: C. Freehold.





### Entrance Hall

Having front door entry to front aspect, radiator, LVT flooring and stairs rising to first floor. Access to lounge, kitchen diner and downstairs WC.

### Downstairs WC

3' 1" x 7' 2" (0.94m x 2.18m)

Having low level WC, radiator, tiled flooring, corner hand wash basin unit, uPVC double glazed obscured window to side aspect and wall mounted consumer unit.

### Lounge

16' 1" x 10' 5" (4.90m x 3.17m)

Having uPVC double glazed bay window to front aspect, LVT flooring, electric fireplace (with gas connection) and 2 radiators.

### Kitchen Diner

17' 3" x 11' 7" (5.25m x 3.53m)

Having a range of base and eye level units with counter worktops, Bosch integral appliances such as washer dryer, dishwasher, fridge freezer, oven and hob with extractor hood over, sink and drainer unit, uPVC double glazed window to rear aspect, radiator, French doors to rear aspect with blinds looking out onto rear garden and a storage cupboard.

### First Floor Landing

Having uPVC double glazed window to side aspect, airing cupboard housing gas combination boiler (fitted approximately 5 years ago). Loft access with partial boarding, no ladder.

### Master Bedroom

14' 3" x 10' 4" (4.34m x 3.15m)

Having built-in double wardrobe, uPVC double glazed window to rear aspect and radiator.

### En-Suite

6' 7" x 4' 9" (2.01m x 1.45m)

Having uPVC double glazed obscured window to rear aspect, shower cubicle, vanity hand wash basin unit, low level WC, extractor unit, shaver point and radiator.

### Bedroom 2

11' 5" x 10' 4" max (3.48m x 3.15m)

Having uPVC double glazed window to front aspect, radiator and single built-in wardrobe.

### Bedroom 3

7' 5" x 8' 4" (2.26m x 2.54m)

Having radiator, LVT flooring and uPVC double glazed window to front aspect.

### Bathroom

6' 3" x 5' 6" (1.90m x 1.68m)

Having uPVC double glazed window to side aspect, panelled bath, low level WC, pedestal hand wash basin unit, radiator and extractor.

### Outside Rear

Having an enclosed garden which has been mostly laid to lawn, there is a landscaped patio seating area which extends to the side of the property. Pathway leading to converted garage and parking. A large walled perimeter with the boundary of the plot extending to the mature shrub area to the opposite side of the wall.

### Converted Garage

Having French door entrance and power. Additional storage room within the converted garage. With the manual up and over door still remaining.

### Outside Front

Pathway entrance leading to front door with views over the childrens play park. Parking is provided with allocation of 2 spaces to the rear of the plot.

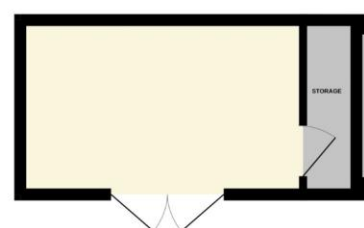
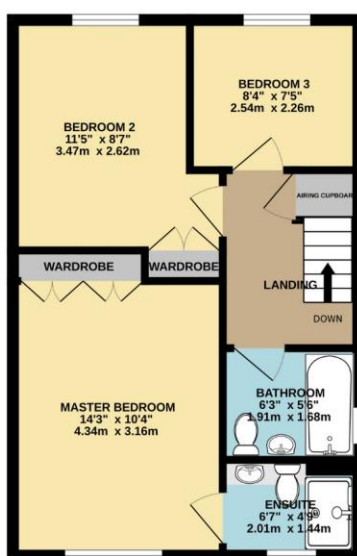
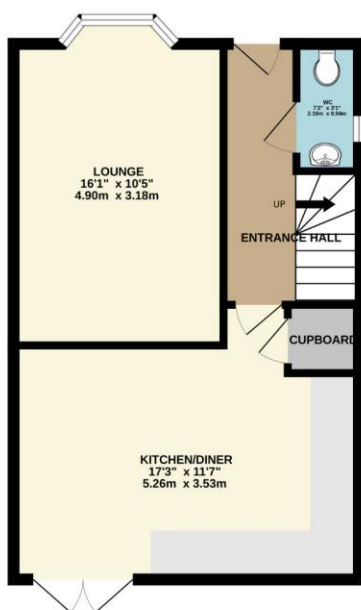




GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

CONVERTED GARAGE  
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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.  
Made with Metropix ©2025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE