



- ECO Friendly Detached House
- EPC Rating A 93
- 4 Bedrooms & 2 Bathrooms
- 138 Sqm/ Built In November 2019
- Open Plan Living
- Ducted Aircon System & Solar Panels
- Landscaped Gardens
- Ample Driveway Parking & Single Garage

Nettleton Drive, Witham St. Hughs, LN6 9GG,  
£415,000





Situated in the popular and well-connected village of Witham St Hughs, this beautifully presented four-bedroom detached home combines modern family living with impressive eco credentials. Thoughtfully designed and built to high environmental standards for sustainable living, this property offers spacious, stylish interiors alongside significant energy efficiency.

The ground floor welcomes you with a bright and inviting hallway leading to a generously sized open plan lounge diner & kitchen which is the heart of the home. Having a contemporary design, the kitchen features sleek integrated appliances and patio doors that open directly onto a private, landscaped rear garden ideal for alfresco dining and family gatherings. Completing the ground floor is a master bedroom and en-suite shower room which is currently used as a formal dining room.

Furthermore, there is a convenient downstairs WC, whilst the whole floor benefits from underfloor heating powered by the air-source heat pump. Upstairs, the home offers three comfortable bedrooms and a large open landing with office/snug area providing further flexibility for the home owner. Finishing the first floor is a three piece family bathroom with bathtub and mains fed shower over. An additional upgrade by the current owners in 2024 was a ducted aircon system added to the first floor which contributes to both cooler and warmer temperatures when needed.

Designed with sustainability in mind, the property benefits from air-source heat pump, solar panels, underfloor heating and enhanced insulation throughout, contributing to lower energy bills and a reduced environmental impact.

Outside, the home is set on a landscaped plot with a range of mature flowerbeds, a gazebo BBQ area and patio seating making for an ideal arrangement for entertaining and relaxing with guests. There is driveway with parking for multiple vehicles, and the added bonus of a single garage with electric roller shutter door.

Witham St Hughs is a vibrant, family-friendly village offering a range of local amenities, such as co-op foodstore and a well regarded primary school. There is also easy access to Lincoln, Newark, and major road networks via the A46 and A1.

Council tax band: C. Freehold.



### Entrance Hall

Having stairs rising to first floor and a newly fitted composite front door entry, underfloor heating and access to bedroom 1, lounge diner and kitchen.

### Downstairs WC

Having a vanity hand wash basin unit, low level WC, extractor unit and underfloor heating.

### Lounge Diner & Kitchen

13' 2" x 20' 6" max (4.01m x 6.24m)

Having 2 uPVC double glazed windows, 2 patio door entries onto the rear garden, underfloor heating with engineered oak finish. The kitchen area features a range of contemporary units at eye and base level with quartz worktops finish, fitted from Howdens with handleless finish. A range of integrated appliances such as Neff slide and hide oven, Lenovo induction hob with extractor hood over, fridge freezer, dishwasher, breakfast bar arrangement, pan drawers, under unit and kickboard lighting.

### Lounge Area

Having patio door and uPVC double glazed window. TV aerial and power points. Engineered oak flooring with underfloor heating.

### Bedroom 1/Dining Room

8' 11" x 11' 5" (2.72m x 3.48m)

Having uPVC double glazed window, engineered oak flooring and underfloor heating. Access to:

### En-Suite

Having pocket door entrance, shower cubicle, vanity unit, a floor mounted WC, uPVC double glazed obscured window, wall mounted heated mirror, heated towel rail, extractor unit and underfloor heating.

### First Floor Landing

Having 2 Velux windows, 2 radiators and 1 air con vent from ducted system.

### Open Plan Office/Snug Area

8' 2" x 14' 1" (2.49m x 4.29m)

Having power points.

### Bedroom 2

13' 4" x 11' 6" (4.06m x 3.50m)

Having built-in wardrobes from Robes n Rails, 2 air con vents and a uPVC double glazed window to side aspect and radiator.

### Bedroom 3

11' 5" x 13' 4" (3.48m x 4.06m)

Having uPVC double glazed window to side aspect, radiator and 1 air con vent.

### Bedroom 4

10' 1" x 12' 1" (3.07m x 3.68m)

Having Velux window and radiator.

### Bathroom

7' 8" x 7' 2" (2.34m x 2.18m)

Having a 3 piece suite with vanity unit providing storage and low level WC, hand wash basin unit, panelled bath tub with mains fed shower over, tiled flooring, extractor and Velux skylight.

### Outside Rear

The property comes with a landscaped south and west facing garden enclosed with fenced perimeters. Being mostly laid to lawn with large patio seating area and gazebo cover. A second gazebo cover for potential barbecue area, power source and a timber built garden shed. Side access into the garage. Finished with Indian sandstone.

### Garage

8' 3" x 17' 9" (2.51m x 5.41m)

Having power and lighting. Electric roller shutter door. Access to plant room, a personnel door and space for laundry appliances.

### Outside Front

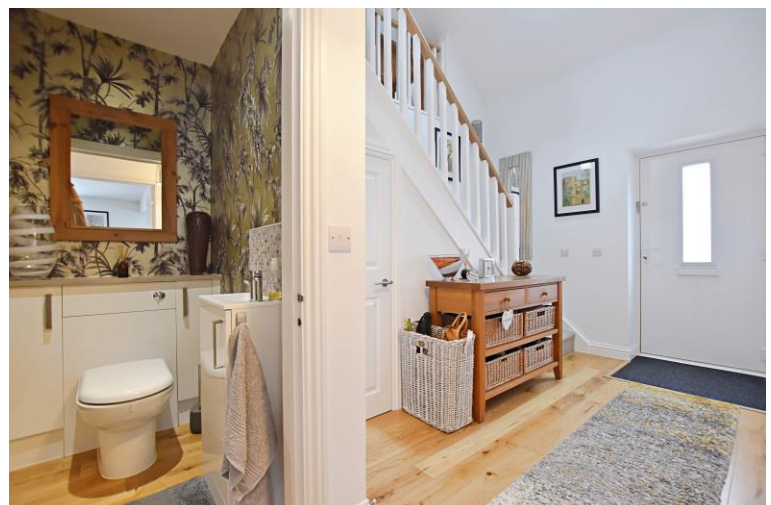
Having block paved driveway with parking for multiple vehicles and external water source. Access to front door entry and garage.

### Agents Note 1

The property comes with maintenance charge which has varied over recent years due to road maintenance works. However it is expected to reduce. For more details please contact Starkey&Brown.

### Agents Note 2

The property comes with owned outright solar panels. Please contact Starkey&Brown for more information.







**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE





**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE

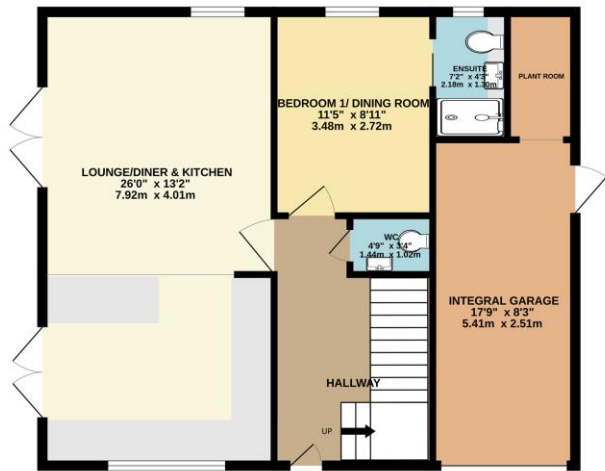


**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE

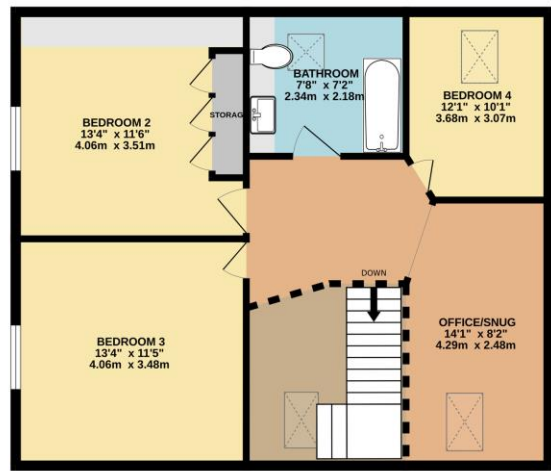




GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 1573 sq.ft. (146.1 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