



- 4 Bedroom Detached Family Home
- Double Garage Half Converted With Power & Electric
- New Boiler 2025
- Upgraded Kitchen/Diner
- Large Driveway Fitting Up to 6 Cars
- Sold With No Onward Chain
- Low Maintenance Enclose Garden
- Owned Outright Solar Panels

Raven's View, Witham St. Hughs, LN6 9JE
£310,000





SOLD WITH NO ONWARD CHAIN. Starkey&Brown is delighted to represent this 4 bedroom detached family home in the sought after area of Witham St. Hughs. The current seller has undertaken a variety of upgrades including a new kitchen, converted half the double garage to an additional room - perfect for a home gym- or bar, a brand new boiler fitted 2025 and flooring in 2021. Accommodation briefly comprises an entrance hallway, a lounge with French to the rear garden, a contemporary kitchen, a separate dining room and a utility and a downstairs WC. Rising to the first floor there is 4 generous sized bedrooms, one bedroom currently being used as a dressing room, the master bedroom benefitting from an en-suite shower room and a separate family bathroom. Outside there is a partly converted double garage with additional ample parking for 6 cars and a private enclosed low maintenance rear garden. Witham St. Hughs is popular village located between Lincoln and Newark with easy access to A46, Newark Northgate train station, local amenities such as takeaways, local shops, an academy primary school which was ranked "Outstanding" by Ofsted and a bus service to and from Lincoln city centre. For more information or to arrange a viewing. Contact Starkey&Brown. Council tax band: D. Freehold.



Entrance

Having a uPVC door. Leading into:

Entrance Hall

Having coving, laminate flooring, a staircase rising to the first floor, and a radiator. Access to:

Lounge

21' 6" x 11' 3" (6.55m x 3.43m)

A double-glazed window to the front aspect, French doors leading to the rear of the property, coving, carpeted, and 2 radiators.

Kitchen

12' 9" x 8' 11" (3.88m x 2.72m)

Renovated in 2020. Having a double-glazed window to the rear aspect, laminate flooring, a variety of eye and base level units with worktops and a fitted breakfast bar, sink with mixer tap, 4-ring electric hob with splashback, extractor hood, under cupboard lighting, a wine cooler, a radiator, and an integrated dishwasher.

Utility

Having laminate flooring, plumbing for a washing machine, space for fridge freezer, and boiler (replaced 2025 with 10-year warranty). Door leading to the rear garden.

Dining Room

13' 8" x 8' 10" (4.16m x 2.69m)

Having coving, a double-glazed window to the rear aspect, laminate flooring, and a radiator.

WC

Located under the stairs. Double-glazed frosted window to front aspect, coving, a low-level WC, and a wash hand basin.

First Floor Landing

Spacious landing with curved stairs, carpeted. A storage cupboard, a radiator, and a loft hatch housing battery for the solar panels. Access to bedrooms and a family bathroom.

Master Bedroom

11' 11" x 11' 0" (3.63m x 3.35m)

Double-glazed window to the front aspect, carpeted, and a radiator. Access to:

En-Suite

Vinyl flooring, frosted uPVC double-glazed window to the front aspect, partially tiled, a low-level WC, a wash hand basin, a walk-in shower, and a radiator.

Bedroom 2

11' 11" x 9' 0" (3.63m x 2.74m)

Having a double-glazed window to the rear aspect, carpeted, and a radiator.

Bedroom 3

11' 2" x 9' 6" (3.40m x 2.89m)

Double-glazed window to the rear aspect, carpeted, and a radiator.

Bedroom 4

9' 10" x 7' 11" (2.99m x 2.41m)

Currently being used as a dressing room. Built-in units to remain with the sale of the property. Double-glazed window to the front of the property, carpeted, and a radiator.

Family Bathroom

Three-piece suite with hand-wash basin unit, a low-level WC, panelled bath with overhead rainfall showerhead, laminated flooring, and a uPVC double-glazed frosted window to the front aspect.

Outside Front

Having access to a double garage.

Double Garage

17' 0" x 8' 9" (5.18m x 2.66m)

Being half converted. With power and electricity.

Converted Half Garage

17' 0" x 9' 1" (5.18m x 2.77m)

Converted half with boarded loft space. With parking for 6 cars.

Outside Rear

Patio area added in 2022, a low-maintenance lawn area, and additional storage to the side of the property. Outside lights and electrics. Side gate leading to the driveway.

Agents Note

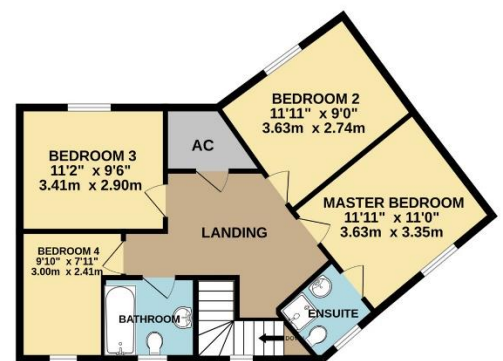
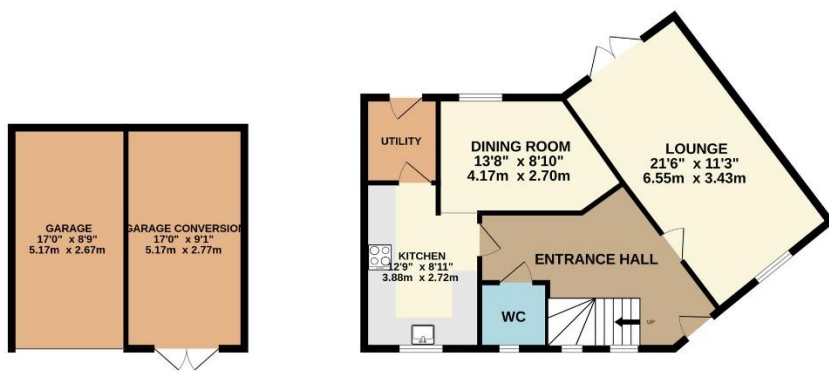
The property has owned solar panels outright. 8 panels and a battery in the loft, fitted in 2024. For further information, please contact Starkey&Brown.





GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.

1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1522sq.ft. (141.4 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.
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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.

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