



- Detached House
- 4 Generous Bedrooms
- 3 Reception Rooms
- Breakfast Kitchen & Utility
- Family Friendly Layout
- Spacious Rear Garden
- Driveway Parking & Garage
- No Communal Or Maintenance Fees

Buttercup Way, Witham St. Hughs, LN6 9YP  
£367,500



Situated in the popular Witham St. Hughs is this detached four-bedroom family home. Having accommodation spread over 2 floors, the property comes with a spacious living space with a family-friendly layout. Having been owned by the current occupiers since new from 2015, the home comes with immaculately presented interiors throughout. Upon entering the ground floor you are welcomed by a large entrance hall which gives access to three reception rooms, which include a study- ideal for working from home, a 15'7" lounge, and a separate dining room. There is a modern breakfast kitchen with a range of integrated appliances and a breakfast bar. Completing the ground floor, there is a utility room with a WC, with space and plumbing for laundry appliances. Rising to the first floor are 4 double-bedrooms, with the master measuring 15'4" x 11'2" and including built-in wardrobes and access to a private en-suite shower room. The remaining bedrooms all benefit from the use of a 3-piece family bathroom suite. To the rear of the property, there is a landscaped garden which is mainly laid to lawn with a patio seating area - ideal for entertaining and relaxing with guests. A safe play area for children of all ages. Externally, the home comes with driveway parking for 2 vehicles, with an EV car charging point and access to a single garage. Buttercup Way is located near to nearby amenities, these include Co-op foodstore, a well-regarded primary school, nursery, and a regular bus service to and from Lincoln city centre. No communal or maintenance fees. For further details and viewing requests, please contact Starkey&Brown. Council tax band: D. Freehold.



## Entrance Hall

Composite front door entry, Amtico flooring, an understairs storage cupboard, and a radiator. Access to reception rooms, breakfast kitchen, and utility.

## Study

8' 11" x 8' 7" (2.72m x 2.61m)

A uPVC double-glazed window to the front aspect, Amitco flooring, and a radiator.

## Utility/WC

6' 6" x 8' 6" (1.98m x 2.59m)

Low-level WC, a uPVC double-glazed obscured window, a range of base level units, space and plumbing for appliances, a stainless steel sink and drainer unit, a wall-mounted consumer unit, an extractor fan, and Amitco flooring.

## Lounge

15' 7" x 12' 10" (4.75m x 3.91m)

Amtico flooring, a radiator, French doors leading onto the rear garden, and a double door entry into:

## Dining Room

12' 10" x 10' 8" (3.91m x 3.25m)

A radiator, French doors leading onto the rear garden, and a double door entry into:

## Breakfast Kitchen

15' 8" x 10' 11" (4.77m x 3.32m)

A range of modern eye and base level units with counter worktops, integrated appliances such as a fridge freezer, a dishwasher, a double oven, a 4-ring gas hob with extractor hood over, a breakfast arrangement, a uPVC double-glazed window to the front aspect, and a wall-mounted gas central original gas boiler.

## First Floor Landing

Airing cupboard with hot water cylinder and loft access - insulated.

Access to bedrooms and bathroom.

## Master Bedroom

15' 4" max x 11' 2" to back of wardrobe (4.67m x 3.40m)

Two uPVC double-glazed windows to the front aspect, a radiator, and built-in wardrobes with mirror-effect sliding doors.

## En-Suite

4' 8" x 7' 8" (1.42m x 2.34m)

Having a low-level WC, pedestal hand wash basin unit, a shower cubicle, an extractor fan, a chrome heated hand towel rail, a shaver point, and partial tiled surround.

## Bedroom 2

15' 6" max x 11' 1" max` (4.72m x 3.38m)

A uPVC double-glazed window to the rear aspect and a radiator.

## Bedroom 3

13' 2" x 11' 0" (4.01m x 3.35m)

Having uPVC double-glazed windows to the front aspect, a radiator, and built-in wardrobes with mirror-effect sliding doors.

## Bedroom 4

12' 6" x 8' 3" (3.81m x 2.51m)

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

## Bathroom

6' 6" x 5' 5" min (1.98m x 1.65m)

Having a 3-piece suite comprising a bath tub with mains-fed shower over, pedestal hand wash basin unit, a low-level WC, a uPVC double-glazed obscured window to the rear aspect, half tiled surround, chrome heated hand towel rail, and an extractor unit.

## Outside Rear

A landscaped garden is mostly laid to lawn and is enclosed with a fenced and flowerbed perimeter. Paved seating area, external water source, and a side gate leading to the driveway and garage.

## Outside Front

A landscaped front garden enclosed with a hedged perimeter. Block paved driveway with space for a minimum of 2 vehicles and an EV car charging point. Access to the garage.

## Garage

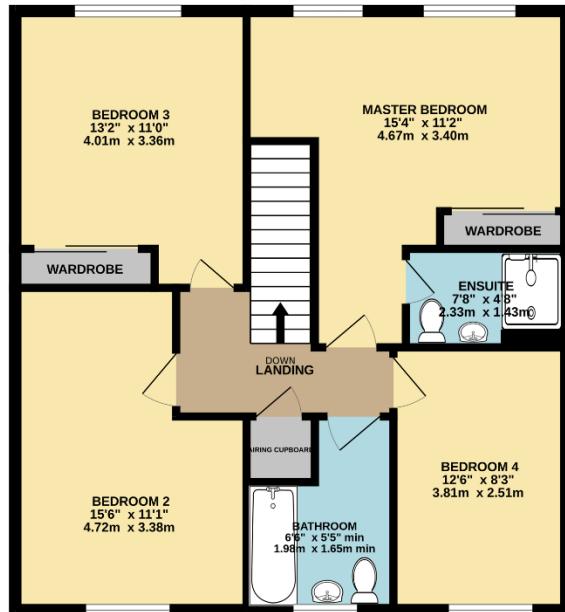
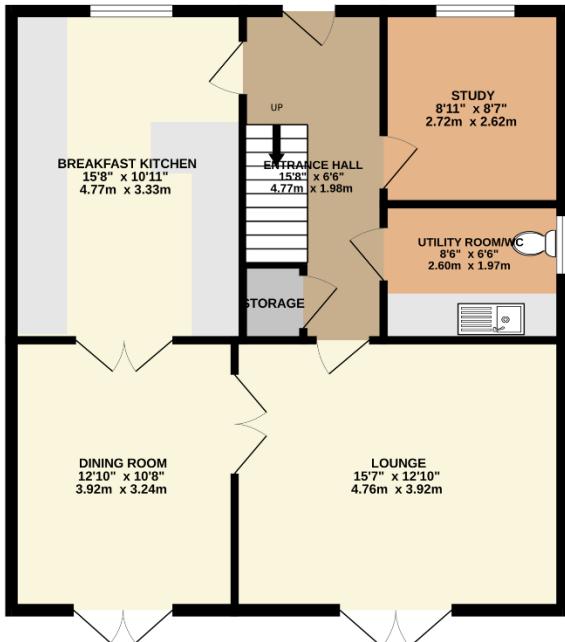
A manual up and over door, power and lighting. Personnel door to the side aspect.





GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.

1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 1493 sq.ft. (138.7 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 guidance 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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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: lincoln@starkeyandbrown.co.uk



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