



**Buttercup Way, Witham St. Hughs,
Lincoln**
Asking Price £325,000



Buttercup Way, Witham St.
Hughs, Lincoln
4 Bedrooms, 2 Bathrooms

Asking Price £325,000

- Detached Four Bedroom Family Home
- Spacious living Accommodation
- Master Bedroom with Ensuite
- Kitchen/Diner with Utility Room
- Converted Garage/reception room
- Landscaped Garden
- Close proximity to schools, shops ,
commute routes and public
transport.
- FREEHOLD / COUNCIL TAX BAND
- D

An immaculately presented four bedroom detached family home located within the popular village of Witham St Hughs. Boasting extremely spacious, light and airy living throughout. Benefitting from as master bedroom with ensuite, large living room, kitchen diner, study, four bedrooms and a split garage for storage and reception area.



DESCRIPTION

An immaculately presented four bedroom detached family home located within the popular village of Witham St Hughs. Boasting extremely spacious, light and airy living throughout. Benefitting from a master bedroom with ensuite, large living room, kitchen diner, study, four bedrooms and a split garage for storage and reception area.

Witham St Hughs is ideally located just off the A46, with close connections to Lincoln, Newark, and Grantham. The village benefits from local schools, shops, cafes, hairdressers and regular public transport.

ENTRANCE HALL

11'2" x 9'7"

Composite double glazed entrance door, PVC double glazed window to front, Laminate flooring, a light fitting, fire alarm, radiator and storage cupboard.

WC

5'1" x 2'10"

Low level WC, pedestal sink, PVC double glazed window to front, vinyl flooring, a light fitting, a radiator and consumer unit.

LIVING ROOM

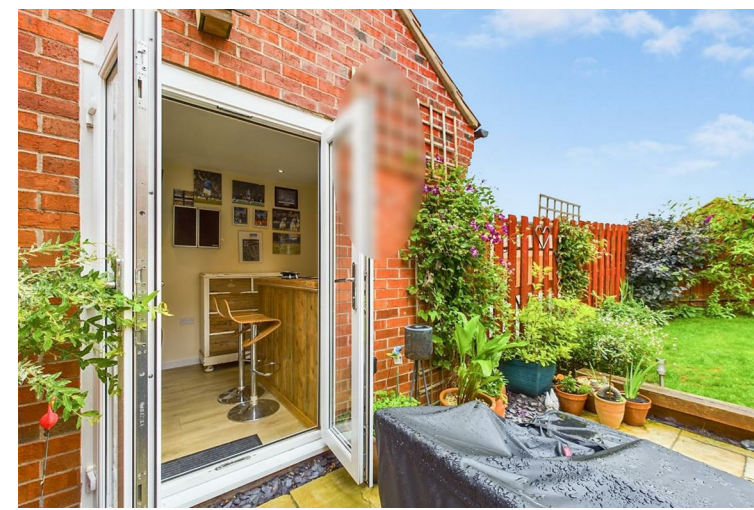
19'11" x 11'2"

PVC double glazed window to front, French patio doors to the rear, carpet flooring, two light fittings and two radiators.

KITCHEN/DINER

19'7" x 11'6"

Two PVC double glazed windows to the side aspect and one to the rear. PVC double glazed French patio doors to rear garden, laminate flooring, spot lit ceiling and a pendant fitting, and two radiators. Base and eye level units with laminate worktops, integrated appliances include, an electric oven and separate grill, fridge freezer, with further space for a dish washer. A four ring gas hob with extractor over, a composite sink drainer with mixer tap, and central island with further storage space and laminate worktops.



STUDY

10'1" x 9'1"

PVC double glazed window to front and side aspects, carpet flooring, a light fitting and a radiator.

UTILITY ROOM

6'11" x 5'4"

Base units with laminate worktops with space and plumbing for washing machine. PVC double glazed door to rear, vinyl flooring, a light fitting and a extractor fan. BAXI boiler to wall.

STAIRS/LANDING

Carpet flooring, a light fitting, fire alarm, a storage cupboard housing water tank, and loft access with a ladder. Loft is part boarded.

BEDROOM

11'11" x 11'5"

PVC double glazed window to the rear, carpet flooring, a light fitting and a radiator.

ENSUITE

6'10" x 5'3"

Low level WC, pedestal sink, shower cubical with a mains fed shower,

radiator and an extractor. PVC double glazed window to the rear, vinyl flooring, a light fitting, and vinyl flooring.

BEDROOM

9'10" x 7'11"

PVC double glazed window to front, carpet flooring, a light fitting and a radiator.

BEDROOM

9'8" x 9'3"

PVC double glazed window to the side, carpet flooring, a light fitting and a radiator.

BEDROOM

8'0" x 7'5"

PVC double glazed window to the front, carpet flooring, a light fitting and a radiator.

BATHROOM

Low level WC, pedestal sink, bath with mains fed shower over and a fitted towel rail. PVC double glazed window to front, vinyl flooring, a flush light fitting, extractor and a radiator.

GARAGE

17'4" x 8'5"

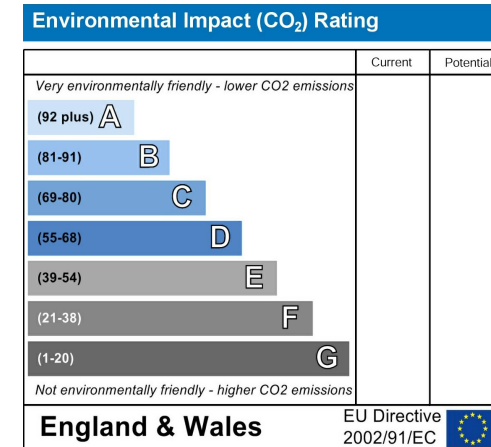
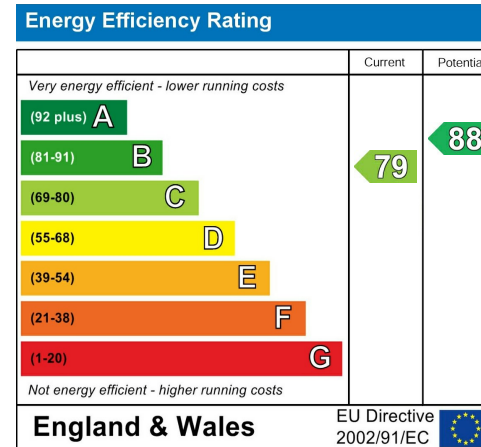
Split into two sections, a storage room with electric, light and loft access via a ladder; and a reception room with PVC double glazed French patio access doors, and a PVC double glazed window to side, laminate flooring, a spot lit ceiling, electric sockets with a separate consumer unit. Portable Bar fittings (not included).

OUTSIDE SPACE

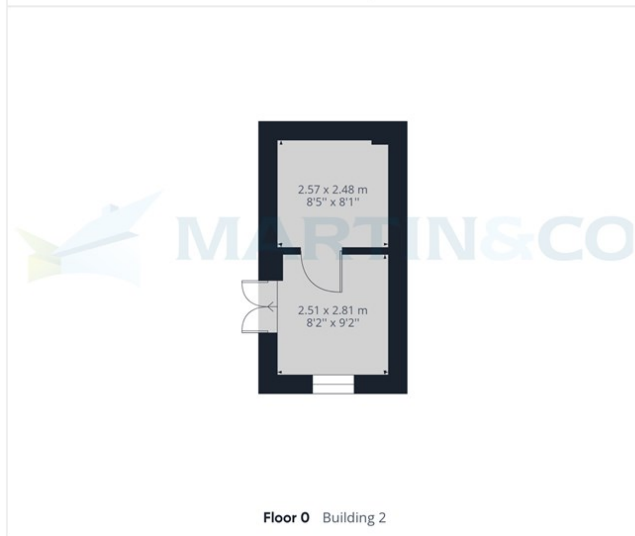
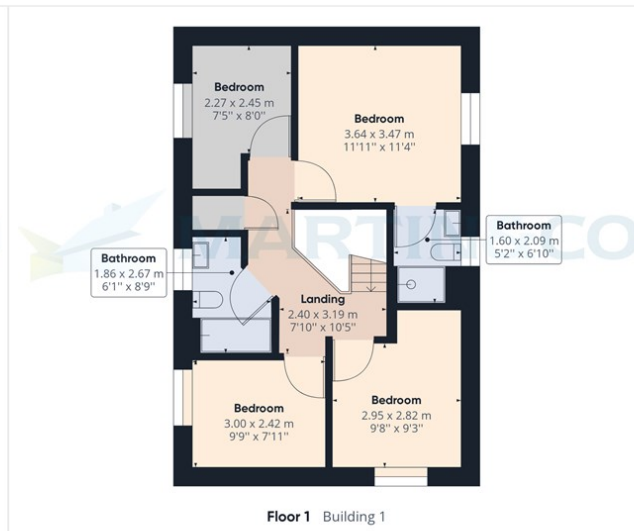
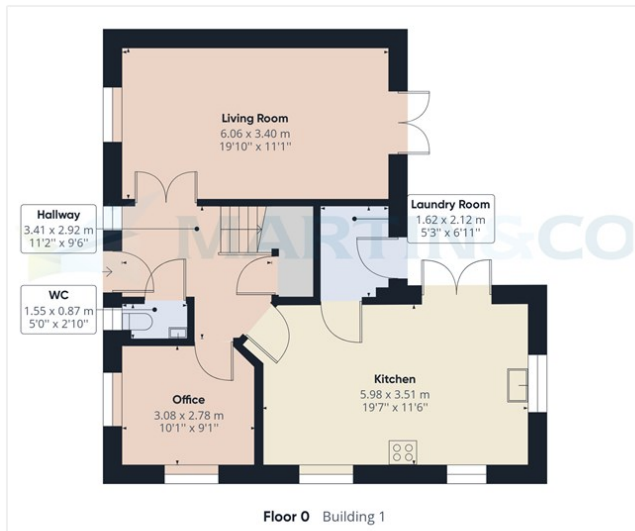
To the front are small under window grass area with hedge front, and a pathway to entrance door. The rear landscaped easy-facing garden is fully enclosed with a side access gate. Mostly laid to lawn with patio areas, plants and shrubs. Driveway with multi-car parking available.

FIXTURE & FITTINGS

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Approximate total area⁽¹⁾
 132.51 m²
 1426.32 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

