



6 Juniper Way
Witham St Hughs, Lincoln. LN6 9WL

BELL



6 Juniper Way Witham St Hughs

This is a most appealing modern three-bedroom semi-detached house, very pleasantly and prominently located on Juniper Way, opposite the children's play area, and just off Warren Lane with its playing fields.

This is a wonderful setting for those with an active family. There are easy pedestrian walks for most through into the heart of Witham St Hughes.

ACCOMMODATION

Good Sized Entrance Lobby having main entrance door with small obscure double-glazed panel; and radiator. Doors through to lounge and to:

Cloakroom of good proportions comprising; a low-level WC, wash hand basin with tiled splashback, tiled floor, and extractor vent.

Lounge having a very pleasant outlook over the front of the property across Juniper Way towards the family play area/playing fields; and the radiator. Door through to:

Lobby with staircase up to first floor and door to:

Dining Kitchen having a westerly view from the French doors out over the rear garden; attractive range of contemporary design style fitted base, drawer and wall units, work surface areas with single drainer stainless steel sink unit inset, space for appropriate laundry white good beneath, room for kitchen appliance and integral brushed steel feature Electrolux oven below. Brushed steel four ring gas hob to surface with a brush steel splash back and cooker hood above. There is tiled splash back to sink area, a wall mounted Worcester gas central heating boiler, radiator and ceiling spotlight fittings. A good size dining area is set to one end of the room.





First Floor -Landing with a built in linen/storage cupboard to one side and access to roof space.

Bedroom 3 having a pleasant easterly view over Juniper Way towards the children's play area; and radiator.

Bedroom 2 having an easterly outlook down over the front of the property and across Juniper Way; and radiator.

Family Bathroom of good proportions with panelled bath across one wall, pedestal wash hand basin and low level WC. Tiling to dado rail height around the suite area, radiator and extractor vent.

Principal Bedroom having a westerly view down over the rear garden towards the garage; built-in double doored wardrobe space to one corner, attractive wall panelling style decoration to bed head area with delft shelf above. Door through to:

En-suite Shower comprising built in shower cubicle to one corner with fitted shelving and wall tiling to full height, pedestal wash hand basin and low-level WC with accompanying tiled splashback to dado rail height, radiator and inset ceiling spotlight fitting.

OUTSIDE

The house stands in a prominent position close to the entrance of Juniper Way off Warren Lane, having pedestrian access from the roadside to the front door and an accompanying small area of garden with a bed containing maturing box hedging.

There is a well enclosed rear garden for the family with a paved patio area adjoining the rear western elevation of the house; a good-sized area of lawn and an accompanying flower bed/border area to one side. A footpath leads down to the rear entrance gate which provides direct access to the adjoining **Detached Garage** with up and over door, light fitting and power point. To the front of the garage there is private parking area and the added convenience of an EV charging point. There is vehicular access to the garage and to the rear of the property running off nearby Rosemary Drive.

THE AREA

The village of St Hughs is approximately a short 15 minute drive away from the suburbs of the historic City of Lincoln, with its very comprehensive range of shopping and social facilities. With well-respected Witham St Hughs Academy School, a Co-op supermarket, hair and beauty services, food takeaways, veterinary practice and yet more.; the A1 and Newark with its high-speed rail link to London King's Cross.





North Kesteven District Council – Tax band: B

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
 43 Silver Street, Lincoln. LN2 1EH.
 Tel: 01522 538888
 Email: lincoln@robert-bell.org;
 Website: <http://www.robert-bell.org>

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