



## Hedge Lane, Witham St Hughs



**£165,000**

- Semi-Detached House
- Two Bedrooms
- NO ONWARD CHAIN
- Popular Village Location
- GCH & uPVC Double Glazing
- Two Allocated Parking Spaces
- Freehold
- EPC rating C





**TWO BEDROOM** Semi-Detached House in the desired area of Witham St Hugh's. Within walking distance of local Witham St hughs Primary School, Co-op and other amenities Perfectly positioned halfway between both Newark and Lincoln. The accommodation comprises of Entrance Hall, Kitchen with integrated Appliances, Downstairs WC and Living /Dining Room with patio doors leading into the rear garden. To the first floor there are Two double bedrooms and a Family Bathroom. Outside there is an enclosed Rear Garden with a shed and 2 Allocated Parking Spaces. The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

### Entrance Hall

External door to front aspect and stairs to the first floor.

### Kitchen

2.98m x 1.88m (9'10" x 6'2")

Window to front aspect and fitted with a range of wall and base units with worktops over, electric single oven, four burner gas hob with extractor over, sink with drainer, space and plumbing for washing machine and radiator.

### Lounge Diner

3.76m x 4.22m (12'4" x 13'10")

Windows and patio doors to rear aspect, understairs cupboard and radiator.



### WC

1.51m x 0.91m (5'0" x 3'0")

Window to front aspect and fitted with low level WC, wash hand basin and radiator.

### Landing

Access to roof space.

### Bedroom One

3m x 3.76m (9'10" x 12'4")

Window to rear aspect, built in wardrobe and radiator.

### Bedroom Two

2.4m x 3.76m (7'11" x 12'4")

Window to front aspect, storage cupboard and radiator.

### Bathroom

1.57m x 1.79m (5'2" x 5'11")

Fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.

### Outside

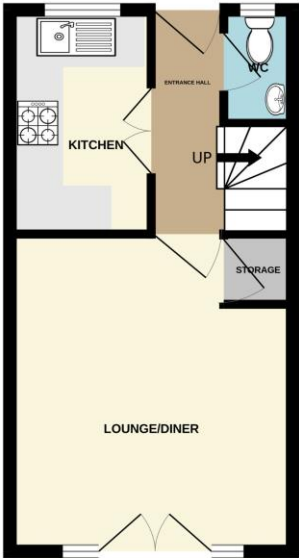
To the front of the property there is a path leading to front door and mature shrubs and plants. To the rear of the property there is an enclosed lawned garden with access to two allocated parking spaces.

### Agent Note

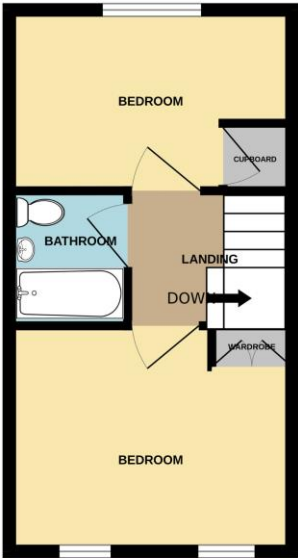
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# Floorplan

GROUND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



37 HEDGE LANE, WITHAM ST HUGHS, LINCOLN LN6 3RH

TOTAL FLOOR AREA: 582 sq.ft (54.0 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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590  
lincoln@newtonfallowell.co.uk