



Ravens House
Witham St Hughs, Lincoln



Ravens House, 30 Ravens View, Witham St Hughs, Lincoln, LN6 9JE

An immaculately presented detached family home offering spacious and versatile accommodation arranged over three floors, situated in the highly sought-after village of Witham St Hughs.

The well-planned ground floor comprises a welcoming entrance hall, cloakroom/WC, a generous living room opening through to a light-filled conservatory, together with a well-appointed kitchen, separate utility room and a formal dining room.

To the first floor, the principal bedroom benefits from an en-suite, alongside two further bedrooms and a family bathroom. The second floor provides two additional bedrooms, offering excellent flexibility for growing families, guest accommodation or home working.

Externally, the property enjoys a beautifully maintained rear garden, predominantly laid to lawn, creating an ideal space for outdoor entertaining and family use. The garden also provides access to a double garage, enhancing the practicality of this well-rounded home.



ACCOMMODATION

Ground Floor

Entrance Hall

Entrance door and double glazed window to front, stairs rising to first floor, storage cupboard, radiator.

WC

Double glazed window to front, WC, wash basin, radiator.

Living Room

Two double glazed windows to front, double doors opening to conservatory, gas fire with decorative surround and mantle over, two radiators.

Conservatory

Double glazed windows to side and rear, French doors opening to rear garden, tiled flooring.

Dining Room

Two double glazed windows to front, radiator.

Kitchen

Double glazed window to rear, one and a half stainless steel drainer sink, worktops, base and eye level storage units, integrated gas hob with oven below and extractor over, integrated fridge freezer and dishwasher, tiled splash backs, tiled flooring, radiator.

Utility

Entrance door to rear garden, stainless steel drainer sink, worktop, storage units, wall mounted boiler, tiled flooring, radiator.

First Floor

Landing

Double glazed windows to front and rear, two radiators.

Bedroom One

Two double glazed windows to front, two radiators.

En Suite

Double glazed window to rear, shower cubicle, WC, pedestal wash basin, heated towel rail, tiled splash backs.

Bedroom Two

Two double glazed windows to front, two radiators.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, WC, vanity wash basin, bath with wall mounted shower unit over and glazed shower screen, tiled splash backs, radiator.

Second Floor

Landing

Doors serving bedrooms four and five.

Bedroom Four

Two Velux windows, radiator.

Bedroom Five

Two Velux windows, radiator.

Outside

To the front pedestrian gated access leads to a small front garden and the front entrance door. To the rear is a beautifully presented lawned garden with decorative shrubs and borders and a door leading to a double garage plus two parking spaces.



TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band - E

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

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5/29/26, 12:09 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

30 Raven's View Waterside, Huggo LINCOLN LN9 5UE	Energy rating C	Valid until: 28 May 2036 Certificate number: 2681-3062-5256-2656-9200
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Property type: Detached house
Total floor area: 147 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

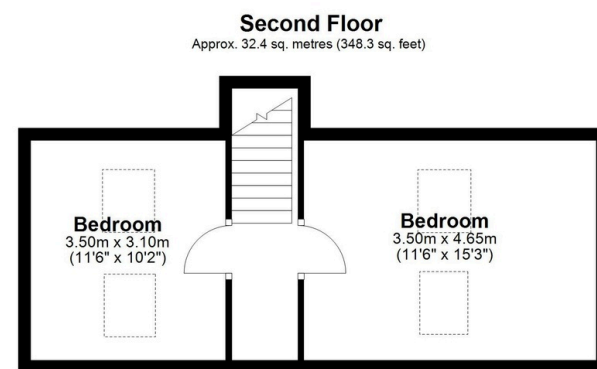
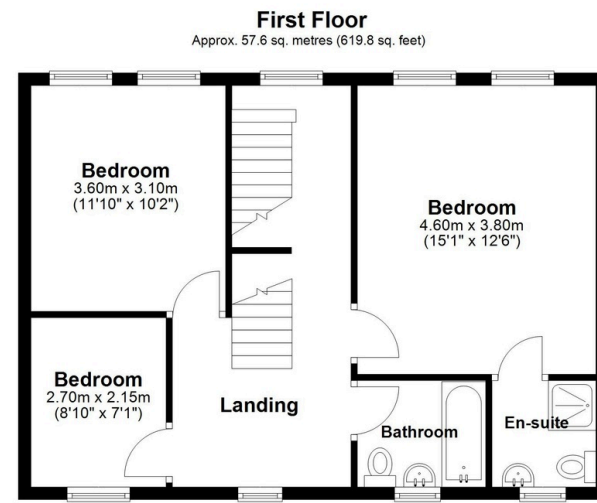
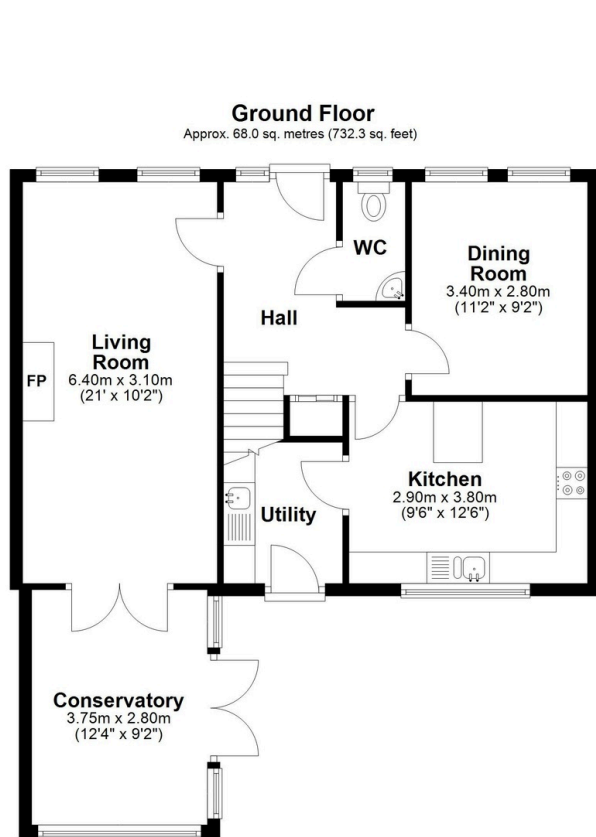
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total area: approx. 158.0 sq. metres (1700.4 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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