



- End Terraced House
- Three Double Bedrooms
- Lounge & Study
- Kitchen Diner

- Utility Room/WC
- Sun Trap Rear Garden
- Parking & Single Garage
- Walking Distance To Well Regarded Primary School

Thyme Walk, Witham St. Hughs, LN6 9JH
£235,000





Situated in the popular village of Witham St. Hughs is this modern end terraced house boasting three double bedrooms. Built in 2006 and has had one owner since new. The property offers accommodation over three floors. The ground floor comprises a welcoming entrance hall, access to a study which has previously been used as a fourth bedroom. Completing the ground floor is a downstairs WC/utility room with space and plumbing for laundry appliances. The lounge measures approximately 14'6" x 11'10" with patio doors leading onto the rear garden. Rising to the first floor is a spacious kitchen diner measuring 14'6" x 13'9", which comes with a range of storage units at base and eye level, space and plumbing for kitchen appliances, as well as an integrated oven and a newly fitted gas central heating boiler fitted in December 2025. The first floor is completed by a third bedroom and access to a separate WC. The second floor boasts two double bedrooms, one of them being the master suite, which comes with a private en-suite shower room. Bedroom two measures 11'4" x 7'5" having built-in wardrobe, and both give access to a three-piece family bathroom suite. To the rear of the property is a sun-trapped enclosed garden, mostly laid to lawn with a patio area and fenced perimeters. Whilst also being near an adjacent garage with parking for one vehicle. The home is completed with gas central heating and uPVC double-glazing throughout, no maintenance charges for communal areas, and is a 'turnkey' ready for immediate move-in. The property can be accessed from the picturesque footpaths of Thyme Walk, but can also be accessed via Sorrel Road, with an access road giving direct entry to the garage and the parking space. The village of Witham St. Hughs is growing in population due to its excellent array of amenities and well-regarded primary school, Co-op food store, café;/bistro, and quick and easy access to Newark, Nottingham, and Lincoln. For further details and viewing requests, please contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hallway

Having stairs rising to the first floor, a radiator, an understairs storage cupboard, front door entry to the front aspect. Access to:

Utility Room/WC

6' 0" x 5' 3" (1.83m x 1.60m)

Having a range of base-level units for storage, a radiator, a hand-wash basin unit, and a low-level WC.

Study

8' 4" x 6' 10" (2.54m x 2.08m)

Having a uPVC double-glazed window to the front aspect, a radiator, and a wall-mounted consumer unit.

Lounge

11' 10" x 14' 6" (3.60m x 4.42m)

Having wood-effect laminate flooring, patio doors leading onto the rear garden, a uPVC double-glazed window to the rear aspect, and a radiator.

First Floor Landing

Access to:

Kitchen Diner

13' 9" max x 14' 6" (4.19m x 4.42m)

Having a range of base and eye-level units with counter worktops, a wall-mounted gas central heating boiler (fitted in December 2025), integrated appliances including oven, hob and extractor, space and plumbing for further appliances, two uPVC double-glazed windows to the rear aspect, and a radiator.

Bedroom 3

10' 7" x 8' 0" (3.22m x 2.44m)

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

Separate WC

2' 11" x 6' 4" (0.89m x 1.93m)

Having a hand-wash basin unit, a low-level WC, a radiator, and a uPVC double-glazed obscured window to the front aspect.

Master Bedroom

12' 7" x 10' 5" (3.83m x 3.17m)

Having two uPVC double-glazed windows to the rear aspect, two radiators, and a built-in wardrobe. Access to:

En-Suite

6' 5" x 3' 9" (1.95m x 1.14m)

Having a shower cubicle, a low-level WC, a pedestal hand wash basin unit, and a radiator.

Bedroom 2

11' 4" x 7' 5" (3.45m x 2.26m)

Having a radiator, a uPVC double-glazed window to the front aspect, and a storage cupboard.

Bathroom

6' 2" x 6' 5" (1.88m x 1.95m)

Redecated in 2025. Having a panelled bath with a showerhead over, a low-level WC, a pedestal hand wash basin unit, and a radiator.

Outside Rear

Having an enclosed garden with fenced perimeters, mostly laid to lawn, and a small patio area.

Single Garage

Having an up-and-over door. Parking in front of the garage.

Outside Front

Pathway leading to the front door entrance. Additional paving across the perimeters of the front with access to the gas and electric meters.

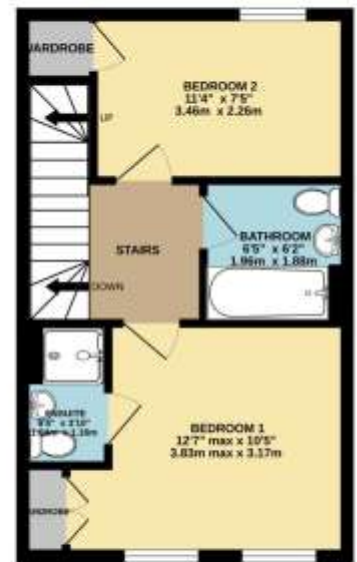
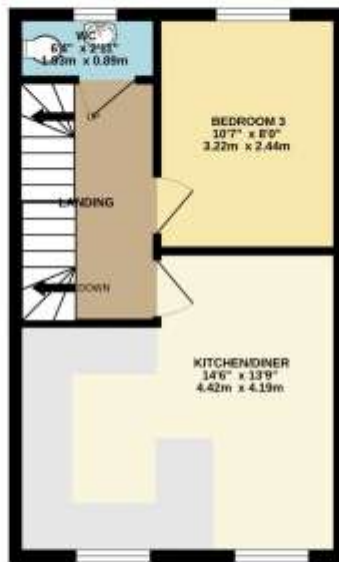
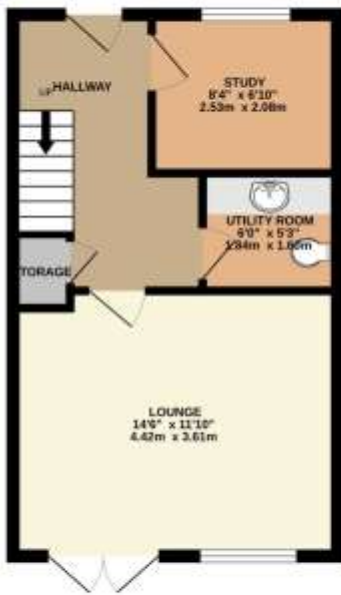




GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.

2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.4 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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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



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