



**Warren Lane, Witham St. Hughs, Lincoln, LN6 9US**



**welcome to**

**Warren Lane, Witham St. Hughs, Lincoln**

An exceptional 5/6 bedroom detached family home in Witham St Hughs, fully renovated and offering spacious open-plan living, luxury bedroom suites, ample parking, enclosed gardens, and a versatile games room.



### **Entrance Hall**

Access via double glazed front door, stairs rising to first floor and access into open plan kitchen/diner/living space as well as further door into study.

### **Kitchen/Diner/Living Space**

24' 5" x 24' 4" ( 7.44m x 7.42m )

A substantially modernised executive kitchen/diner being fitted with a range of base and eye level high gloss white units with Corian worktops over incorporating a stainless steel sink and drainer, a range of integrated appliances including a coffee machine and double oven and a centre island with storage underneath and induction hobs with funnel extractor above and tiled flooring. The kitchen opens into the dining area which has space for an 8 seater dining table.

### **Cloakroom**

WC, wash hand basin, tiled flooring and double glazed window to side.

### **Study**

11' x 9' 6" ( 3.35m x 2.90m )

Double glazed window to front and tiled flooring.

### **Landing**

Stairs rising from ground floor entrance hall, access to upstairs lounge, master bedroom suite as well as stairs rising to second floor landing.

### **Upstairs Lounge**

24' 4" x 13' 1" ( 7.42m x 3.99m )

Double glazed window to front and rear, radiator to wall as well as double glazed bay window to side.

### **Master Bedroom**

18' 6" x 9' 6" ( 5.64m x 2.90m )

Double glazed window to front, door into en-suite, built in storage and radiator to wall.

### **En-Suite**

Double glazed window to rear x2, wc, wash hand basin, large walk in shower, generous bath tub, wall mounted TV point, tiled walls and flooring as well as radiator to wall.

### **Second Floor Landing**

Stairs rising from first floor landing and access provided to all second floor rooms.

### **Bedroom Two**

Double glazed window to side, built in storage cupboard, door into en-suite and radiator to wall.

### **En-Suite**

Double glazed window to rear, wc, wash hand basin, shower cubicle, tiled flooring and walls, heated towel rail and extractor fan.

### **Bedroom Three**

10' 2" x 10' 1" ( 3.10m x 3.07m )

Double glazed window to front, built in storage cupboard and radiator to wall.

### **Bedroom Four**

12' x 9' ( 3.66m x 2.74m )

Double glazed window to rear, built in storage cupboard and radiator to wall.

### **Bedroom Five**

10' 8" x 7' 4" ( 3.25m x 2.24m )

Double glazed window to front and radiator to wall.

### **Bathroom**

Double glazed window to side, tiled flooring, wc, wash hand basin, tiled walls, bath tub with wall mounted shower, extractor fan to wall and radiator to wall.

### **Front Exterior**

The property benefits from two separate accesses, one directly from Warren Lane as well as one from Squirrel Chase. The main access from Warren Lane and it provides parking for several vehicles via gravel driveway.

### **Rear Garden**

Enclosed rear garden comprising artificial grass, gravel area and raised decking area for out door dining in the summer months. There is also access via Squirrel Chase.

### **Games Room/Double Garage**

16' 9" x 16' 3" ( 5.11m x 4.95m )

Formerly a detached double garage the space is now currently used as a games room however it could easily be turned back into a double garage.



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## Warren Lane, Witham St. Hughs, Lincoln

- 5/6 bedrooms including master suite with bath and shower
- Popular village location of Witham St Hughs
- Gated driveway with ample parking as well as further access via Squirrel Chase
- Large games room (formerly double garage)
- Two en-suites plus family bathroom

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

offers over

**£465,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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