



Orchid Way, Witham St. Hughs Lincoln LN6 9XN

welcome to

Orchid Way, Witham St. Hughs Lincoln

A well-presented, nearly new four bedroom detached family home arranged over three floors, situated in the sought-after village of Witham St Hughs, offering excellent local amenities and transport links.



This well presented and modern four bedroom detached family home is ideally located within the desirable village of Witham St Hughs, known for its convenient access to local amenities and excellent transport connections.

The property is thoughtfully arranged over three floors and briefly comprises an inviting entrance hall, a spacious lounge, and a contemporary kitchen/diner ideal for family living and entertaining, along with a practical cloakroom wc to the ground floor.

To the first floor are three well-proportioned bedrooms, with the second bedroom benefiting from its own en-suite shower room, alongside a modern family bathroom. The second floor is dedicated to the impressive main bedroom complete with an en-suite, providing a private and comfortable retreat.

Externally, the property offers a garage and off-street parking as well as a fully enclosed rear garden, perfect for families and outdoor enjoyment.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge

Cloakroom Wc

Kitchen/Diner

First Floor

Bedroom Two

En Suite

Bedroom Three

Bedroom Four

Bathroom

Second Floor

Master Bedroom

En-Suite

Garage

16' 1" x 8' 5" (4.90m x 2.57m)

Front Exterior

Rear Garden



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Orchid Way, Witham St. Hughes Lincoln

- BEAUTIFULLY PRESENTED DETACHED HOME
- THREE STOREY LIVING
- SOUGHT AFTER VILLAGE LOCATION
- TWO EN SUITES, FAMILY BATHROOM & CLOAKROOM WC
- MODERN FITTED KITCHEN/DINER

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124259 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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