



Satterley Close, Witham St Hughs



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Offer Over £450,000

- Spacious Detached House
- Exclusive Gated Community
- Four Bedrooms
- 22ft Kitchen Diner, Lounge & Office
- Bathroom & Two Shower Rooms
- Air Source Heat Pump & Solar Panels
- Freehold
- EPC Rating D



Nestled within an exclusive gated development in the highly sought-after village of Witham St Hughs, ideally positioned between Lincoln and Newark, this impressive four-bedroom detached family home offers spacious and versatile living accommodation, perfect for modern family life.

The property enjoys a convenient location within walking distance of local amenities, including the village primary school, Co-op store, popular takeaways, and well-maintained play parks, making it an excellent choice for families.

Upon entering, you are welcomed by a generous entrance hall leading to a 22ft kitchen diner—an ideal space for both everyday living and entertaining. The ground floor further benefits from a large dual aspect lounge, a home office, shower room, and utility room.

The first floor hosts three well-proportioned bedrooms alongside a modern family bathroom. Occupying the entire second floor is an additional bedroom area, cosy snug and shower room.



Externally, the property boasts an attractive lawned garden to the front with a pathway leading to the entrance, as well as a driveway providing off-road parking for two vehicles and access to a single garage. To the rear, you'll find a larger than average enclosed garden, mainly laid to lawn with a decorative patio area.

Further enhancing this fantastic home are modern energy-efficient features including uPVC double glazing, an air source heat pump, solar panels, and an EV charging point.

This exceptional home combines space, style, and sustainability in a desirable village setting, early viewing is highly recommended.

Entrance Hall

With a window to the side aspect and stairs leading to the first floor.

Lounge 17'5" x 12'0" (5.3m x 3.7m)

With a window to the front aspect, glazed door leading to the rear garden, feature fireplace and radiator.

Kitchen Diner 22'9" x 11'5" (6.9m x 3.5m)

With a window to the rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer unit, two single ovens, five ring induction hob and dishwasher.

Rear Lobby 8'3" x 4'0" (2.5m x 1.2m)

With doors leading to the front and rear aspects.

Utility Room 9'0" x 6'3" (2.7m x 1.9m)

With a window to the rear aspect and fitted with base units with worktops over, sink with drainer unit and space for washing machine and tumble dryer.

Office 8'0" x 6'10" (2.4m x 2.1m)

With a window to the side aspect and radiator.

Shower Room 7'2" x 6'6" (2.2m x 2m)

With a window to the side aspect, low level WC, wash hand basin, enclosed shower and radiator.

First Floor Landing

With windows to the front and side aspects, stairs to the ground and second floor.

Bedroom One 16'10" x 11'11" (5.1m x 3.6m)

With windows to the front and rear aspects, fitted wardrobe and radiator.

Bedroom Two 13'1" x 10'11" (4m x 3.3m)

With a window to the rear aspect, fitted wardrobe and radiator.

Bedroom Three 11'0" x 10'11" (3.4m x 3.3m)

With a window to the rear aspect, fitted wardrobe and radiator.

Bathroom 10'10" x 7'0" (3.3m x 2.1m)

With windows to the front and side aspects, low level WC, wash hand basin panelled bath with shower over and radiator.

Second Floor Landing

With stairs to the first floor.

Snug 11'11" x 11'9" (3.6m x 3.6m)

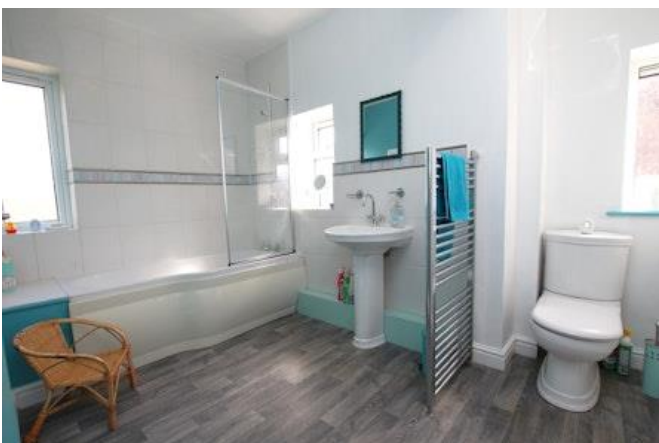
With two velux windows to the rear aspect and radiator.

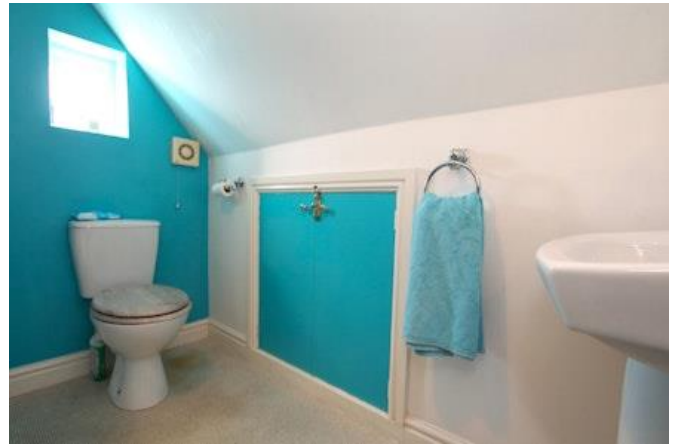
Bedroom Four 13'9" x 11'9" (4.2m x 3.6m)

With three velux windows to the rear aspect and radiator.

Shower Room 7'6" x 5'9" (2.3m x 1.8m)

With a window to the side aspect, low level WC, wash hand basin, enclosed shower and radiator.





Outside

To the front of the property there is a lawned garden, driveway with space for three cars leading to the single garage. To the rear of the property there is an enclosed lawned garden with a large L-shape patio area, green house and shed.

Single Garage

With up and over door, power and lighting.

Agents Note

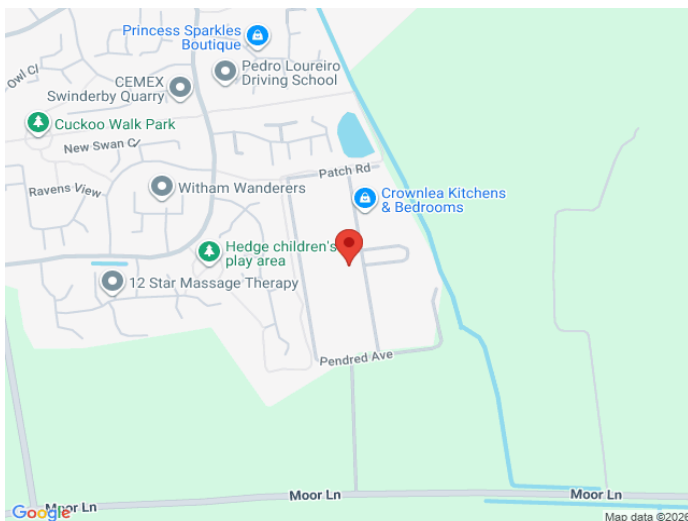
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SATTERLEY CLOSE, WITHAM ST HUGHS, LN6 9QB

TOTAL FLOOR AREA : 1964 sq.ft. (182.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	58 D
39-54	E		
21-38	F		
1-20	G		

NEWTONFALLOWELL

Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk