

- Semi-Detached House
- Built By Barratt Homes In 2024
- Modern Kitchen/Diner
- Enclosed Rear Garden

- Three Generous Bedrooms
- En-Suite & Family Bathroom
- Driveway For Two Vehicles
- NHBC Warranty Protection

Petunia Way, Witham St. Hughs, LN6 6AT
£235,000





Starkey&Brown is delighted to offer for sale this immaculately presented three-bedroom semi-detached house positioned on Petunia Way within the highly sought-after village of Witham St. Hughs. The property was purchased from plan from Barratt Homes in 2024 and offers modern and stylish living throughout, making this property 'move-in ready'. Accommodation briefly comprises a welcoming entrance hall, a ground floor WC, a spacious living room, and a fully equipped kitchen diner which forms the heart of the home with patio doors opening onto the rear garden - creating a bright and sociable space. Rising to the first floor, there are three generous bedrooms with the master bedroom benefitting from its own en-suite shower room, alongside a modern family bathroom. Externally, the property has driveway parking for two vehicles, along with an EV charger. To the rear of the property is an enclosed south-facing garden which creates a real sun-trap, making it an ideal outdoor space. Further benefits include gas central heating, uPVC double-glazing throughout, and owned outright solar panels - enhancing the home's overall running costs. Witham St. Hughs offers a wide range of local amenities, including shops, takeaways, a pharmacy, a primary school, a Co-op food store, a regular bus service to Lincoln city centre, and excellent access to the A46 bypass, providing convenient routes to Newark and the surrounding areas. Council tax band: B. Freehold.



uPVC composite door leading to:

Downstairs WC

Low-level WC, a wash hand basin, vinyl flooring, a radiator, and an extractor fan.

Entrance Hall

Vinyl flooring, a radiator, and a fuseboard. Access to:

Living Room

16' 1" x 15' 1" (4.90m x 4.59m)

Having a uPVC double-glazed window to the front and side aspects, carpeted, a radiator, and a staircase to the first floor. Further access leading to:

Kitchen Diner

15' 1" x 10' 6" (4.59m x 3.20m)

Kitchen Area

Wall and base units with countertops, an integrated dishwasher, an integrated washer/dryer, an integrated electric oven with 4-ring gas hob with extractor hood over, a stainless steel sink with mixer tap, a wall-mounted boiler with ongoing warranty, space for standard and American style fridge freezer, a uPVC double-glazed window to the rear aspect, a vinyl flooring and under cabinet lighting.

Dining Area

Patio doors leading to the rear, an understairs storage with solar panel meters, space for a dining table, vinyl flooring, and a radiator.

First Floor Landing

Carpeted, airing cupboard housing the heating system controls and loft access. Access to bedrooms and the family bathroom.

Bedroom 1

14' 6" x 8' 6" (4.42m x 2.59m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and a recess space for a wardrobe. Access to:

En-Suite

Three-piece suite comprising a low-level WC, a wash hand basin, a walk-in double shower cubicle, a frosted double-glazed window to the side aspect, vinyl flooring, a radiator, and an extractor fan.

Bedroom 2

10' 6" x 8' 6" (3.20m x 2.59m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Bedroom 3

8' 8" x 6' 7" (2.64m x 2.01m)

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

Family Bathroom

Three-piece suite comprising a wash-hand basin, a low-level WC, a panelled bath, a frosted double-glazed window to the rear aspect, vinyl flooring, a radiator, and partially tiled walls.

Outside Rear

South-facing garden. Fully fenced surround, gate access to the side of the property, lawn, and patio seating area.

Outside Front

Tarmac driveway with parking for 2 vehicles and an EV charger.

Agents Note

The property has NHBC warranty protection.

Agents Note 1

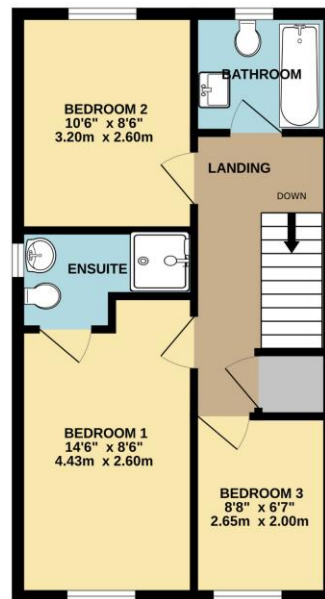
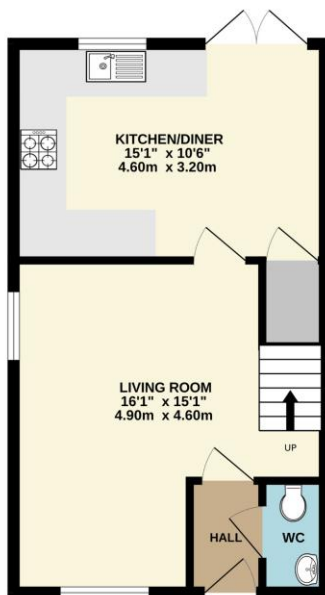
Solar panels are owned outright. Please contact Starkey&Brown for more information.





GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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