NEWTON FALLOWELL



Warren Lane , Witham St Hughs

3 2 1

£210,000

- Three Storey Town House
- Sought After Village Loction
- Single Garage & Driveway
- Three Double Bedrooms
- Bathroom, En-suite & Downstairs WC
- GCH & uPVC Double Glazing
- Freehold
- EPC rating C







Three Storey Modern Mid Townhouse situated in the popular Witham St Hughs area which offers a wealth of amenities and convenient access to the Lincoln Bypass. The ground floor accommodation comprises Entrance Hall, Lounge Diner with French doors to the rear garden, Kitchen and WC. First floor leads to Two Double Bedrooms and Bathroom. The second floor boasts the main bedroom with good storage spaces and ensuite shower room. Outside is an enclosed rear garden, off road parking and garage.

Entrance Hall
With entrance door, access to the wc and stairs leading to the first floor.

Lounge
15'11" x 13'4" (4.9m x 4.1m)
With windows to the rear aspect, french doors leading to the rear garden and access to storage cupboard.

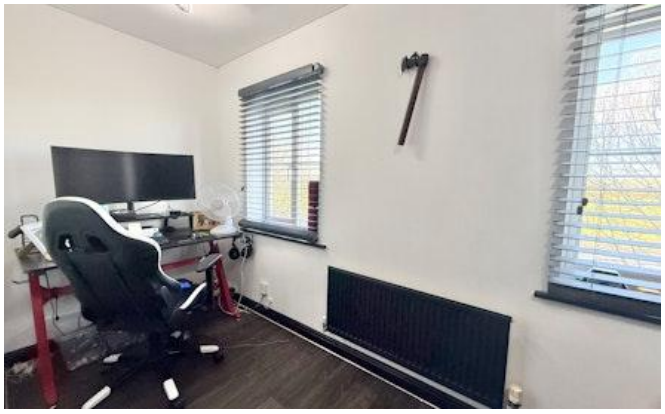
Kitchen
10'11" x 6'5" (3.3m x 2m)
With a window to the front aspect, a range of wall and base unite with worktops over, stainless steel sink and drainer unit, integrated oven and hob with extractor fan over.

WC
With a low level wc and wash hand basin.









First Floor Landing
With stairs to the ground and second floor and radiator.

Bedroom Two
11'1" x 13'4" (3.4m x 4.1m)
With windows to the rear aspect and radiator.

Bedroom Three
8'10" x 13'4" (2.7m x 4.1m)
With windows to the front aspect and radiator.

Bathroom
7'3" x 8'3" (2.2m x 2.5m)
With low level wc, wash hand basin and panelled bath with shower over.

Second Floor Landing
With access to storage cupboard and stairs to the first floor.

Bedroom One
18'1" x 13'4" (5.5m x 4.1m)
With a window to the front aspect, access to storage cupboard and en-suite.

En-Suite
With low level wc, wash hand basin and enclosed shower.

Garage
8'1" x 15'7" (2.5m x 4.7m)

Outside
To the front of the property is pathway to the entrance door. To the rear is an enclosed lawned garden with decking area.





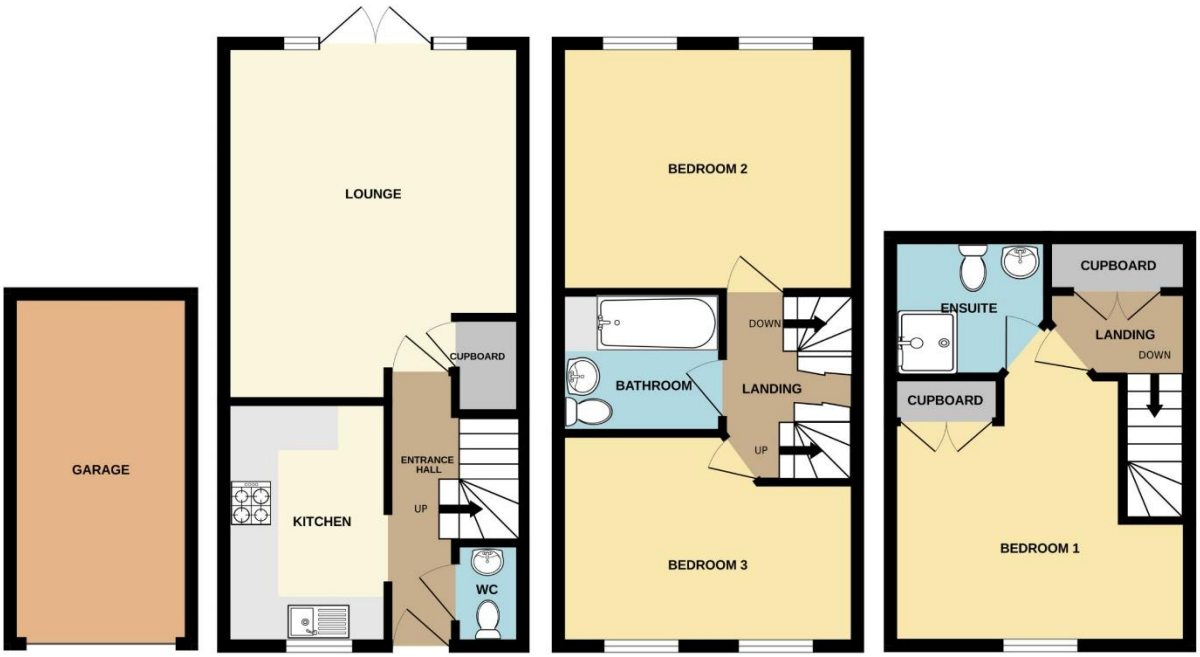


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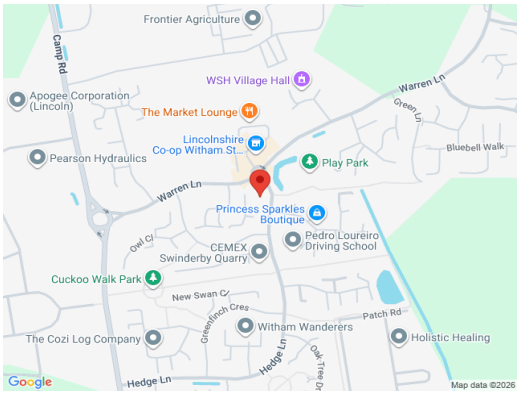

POLAR
RECOVERY TUB

GARAGE GROUND FLOOR 1ST FLOOR 2ND FLOOR



66 WARREN LANE, LINCOLN, LN6 9US

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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Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk