



**Yarrow Way, Witham St. Hughs LINCOLN LN6 9WU**

**welcome to**

**Yarrow Way, Witham St. Hughs LINCOLN**

This well presented and modern semi-detached home is situated within the sought after village of Witham St Hughs. Benefitting from allocated parking, enclosed low maintenance garden, open plan lounge/diner and local access to a range of amenities.



**Entrance Hall**

With stairs rising to first floor and laminate flooring.

**Cloakroom Wc**

With obscured double-glazed window to the front, wc, wash hand basin and radiator.

**Lounge / Diner**

With double glazed windows to the side and rear, door opening to the rear garden, storage cupboard, laminate flooring and radiator.

**Kitchen**

With double glazed window to the front, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob with extractor fan over, space for washing machine, wall mounted boiler, space for fridge freezer and laminate flooring.

**First Floor Landing**

With laminate flooring.

**Bedroom One**

With double glazed window to the rear, laminate flooring and radiator.

**Bedroom Two**

With double glazed window to the front, laminate flooring and radiator.

**Bathroom**

With obscured double-glazed window to the side, bath with wall mounted shower and fitted screen, wc, wash hand basin and part tiling to the walls.

**Outside**

Property benefits from two allocated parking spaces to the side and a gravel area to the front with mature shrubs. Gated side access leads to a fully enclosed garden with a large patio area ideal for seating and outdoor dining, an area of decking providing further entertaining space and an area of artificial lawn with raised planted borders housing a range of trees and shrubs.



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welcome to

## Yarrow Way, Witham St. Hughs LINCOLN

- FANTASTIC FIRST TIME BUY OR INVESTMENT
- TWO BEDROOM SEMI-DETACHED HOME
- ALLOCATED PARKING
- FULLY ENCLOSED REAR GARDEN
- OPEN PLAN LOUNGE / DINER

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR123720 - 0005

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