



Warren Lane, Witham St
Hughs



Offers in excess of £325,000

- Detached House
- Four Bedrooms
- Newly Fitted Kitchen
- Popular Village Location
- Two Reception Rooms
- Driveway & Garage
- Tenure: Freehold
- EPC Rating TBC



A beautifully presented four-bedroom detached home, situated in the highly sought-after village of Witham St Hughs. Ideally located within walking distance of the local primary school, Co-op, and a range of other village amenities, this spacious property is perfect for family living. The home benefits from a newly fitted modern kitchen featuring impressive bi-fold doors that open onto the rear garden, creating an ideal space for both entertaining and everyday living. Additional benefits include gas central heating and uPVC double glazing throughout.

The accommodation on offer comprises Entrance Hall, Lounge, Play Room, Kitchen Diner and WC to the ground floor. To the first floor there are Four Bedrooms with En-Suite to the main and Family Bathroom. Externally to the front there is a private pathway leading to the front door. To the rear of the property there is an enclosed lawned garden with patio area, Garage and Driveway.

Entrance Hall

With Stairs to the first floor and understairs cupboard.

Lounge 21'3" x 11'6" (6.5m x 3.5m)

With windows to the front and rear aspects and radiator.



Kitchen/Diner 15'7" x 14'5" (4.7m x 4.4m)

With bifold doors opening onto the rear garden, the kitchen is fitted with a range of wall and base units with worktops over and a sink with mixer tap. Integrated appliances include two single ovens, a five-ring induction hob, washing machine, tumble dryer, fridge, full-height freezer, wine cooler, and dishwasher.

Snug 11'3" x 11'1" (3.4m x 3.4m)

With a window to the front and side aspects and radiator.

WC 6'4" x 3'4" (1.9m x 1m)

With a window to the rear aspect, low level wc, wash hand basin and radiator.

Landing

With stairs to the ground floor and a storage cupboard.

Bedroom One 11'6" x 11'3" (3.5m x 3.4m)

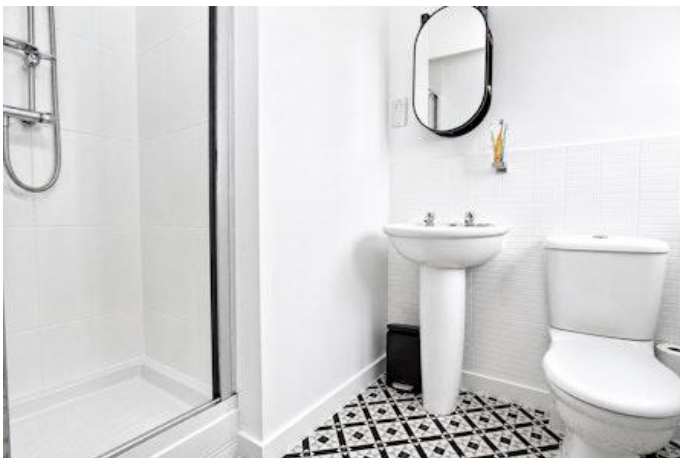
With a window to the front aspect, fitted wardrobe, ensuite and radiator.

En-Suite

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

Bedroom Two 11'7" x 11'0" (3.5m x 3.4m)

With a window to the front aspect, storage cupboard and radiator.



Bedroom Three 12'9" x 9'4" (3.9m x 2.8m)

With a window to the rear aspect and radiator.

Bedroom Four 10'9" x 7'4" (3.3m x 2.2m)

With a window to the rear aspect and radiator.

Bathroom 6'10" x 5'7" (2.1m x 1.7m)

With a window to the rear aspect, low level wc, wash hand basin, panelled bath and radiator.

Outside

To the front of the property is a private pathway leading to the entrance door.

To the rear of the property is a single garage, driveway and an enclosed garden with a lawn, patio and decking area.

Agents Note

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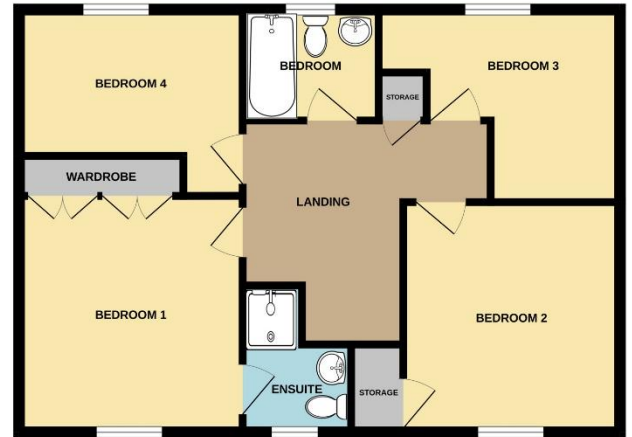




GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



WARREN LANE, WITHAM ST HUGHS, LN6 9US

TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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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