



- Semi-Detached House
- Four Bedrooms
- Two Bathrooms
- Recent Renovation Throughout
- Lounge With Media Wall
- Low Maintenance Garden
- Driveway Parking For Two Cars
- Builder Part Exchange/42 Day Exchange Of Contracts

Thistle Way, Witham St. Hughs, LN6 9XJ
£254,950





An exceptional and heavily upgraded four-bedroom townhouse, boasting a stunning high-specification finish, a beautifully landscaped garden, and a highly desirable location on Thistle Way in Witham St Hughs. Positioned in a popular residential development, this spacious family home spans three floors and has been meticulously updated by its current owners. The ground floor offers a welcoming entrance hall featuring bespoke hidden under-stairs storage, a practical downstairs WC, a generous kitchen diner with integrated appliances, and a bright lounge complete with a newly fitted bespoke media wall with ambient lighting. The first floor provides three well-proportioned bedrooms and a contemporary family bathroom, whilst the second floor is dedicated entirely to a private master suite. This impressive main bedroom features newly built-in wardrobes, eaves storage, and its own refitted en-suite shower room. Perfectly situated for modern family life, Witham St Hughs offers excellent local amenities including a highly regarded primary school, village shops, and superb access to the A46 for commuters travelling between Lincoln and Newark. Externally, the property features a multi-vehicle driveway and a fully enclosed, child and pet-friendly rear garden featuring artificial turf, a patio seating area, and a timber shed. Viewing is essential to fully appreciate the space, style, and quality on offer. Council tax band: C. Freehold.



Entrance Hall

Featuring a front door entry to the front aspect, decorative tiled flooring, and a covered under-stairs storage cupboard alongside hidden bespoke under-stairs storage. Stairs rise to the first floor, with access leading to the lounge, kitchen diner, and downstairs WC.

Downstairs WC

2' 11" x 5' 6" (0.89m x 1.68m)

Comprising a low-level WC and a pedestal hand wash basin. Featuring updated wall tiling and partial floor tiling, an extractor fan, and a uPVC double-glazed window to the front aspect.

Kitchen Diner

15' 0" x 9' 7" (4.57m x 2.92m)

A spacious kitchen diner fitted with a range of base and wall units with complementary work surfaces over. Integrated appliances include an oven, hob, and extractor hood over, with further space and plumbing for laundry appliances and a dishwasher. Includes a sink and drainer unit, a wall-mounted Logic combination boiler, a single radiator, tiled flooring, and a uPVC double-glazed window with blinds to the front aspect.

Lounge

16' 7" x 10' 3" (5.05m x 3.12m)

Featuring a newly fitted bespoke media wall with ambient lighting, providing excellent space for media entertainment and integrated storage. The room includes a single radiator, a uPVC double-glazed window to the rear aspect, and uPVC double-glazed French doors with blinds opening out to the rear garden.

First Floor Landing

Providing access to three bedrooms and the family bathroom.

Bedroom 2

13' 5" x 9' 7" (4.09m x 2.92m)

Having a uPVC double-glazed window with blinds to the rear aspect and a single radiator.

Bedroom 3

12' 2" x 9' 7" (3.71m x 2.92m)

With a uPVC double-glazed window with blinds to the front aspect, and a single radiator.

Bedroom 4

10' 2" x 6' 8" (3.10m x 2.03m)

Having a uPVC double-glazed window with blinds to the rear aspect and a single radiator.

Family Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

Comprising a panelled bath with a shower over, a low-level WC, and a pedestal hand wash basin. Featuring a chrome heated towel rail, a uPVC double-glazed window with blinds to the rear aspect, and an extractor unit.

Second Floor

Stairs rise to the second floor, which is strictly dedicated to the master bedroom.

Master Bedroom

17' 6" max x 10' 10" max (5.33m x 3.30m)

A generous master bedroom featuring newly built-in wardrobes, access to eaves storage, and loft access. Includes a uPVC double-glazed window to the front aspect, a skylight window to the rear aspect, a single radiator, and a door leading through to the private en-suite.

En-Suite Shower Room

6' 7" x 7' 11" (2.01m x 2.41m)

Comprising a newly fitted shower cubicle with aqua boarding, a low-level WC, and a vanity hand wash basin. Includes a skylight window to the rear aspect.

Outside Rear

To the rear is a beautifully presented, low-maintenance garden which has been laid to artificial turf. The garden is fully enclosed by panelled fencing and features raised flower beds, a timber-built garden shed, a patio seating area, an external water source, and a side access gate.

Outside Front

To the front of the property is a driveway providing off-road parking for multiple vehicles. A paved pathway leads to the front door entrance, surrounded by artificial turf and a neatly landscaped front garden.

Agents Note

This property is being sold as part of a developer part-exchange scheme. Prospective purchasers are expected to be in a position to exchange contracts within 42 days of the sale being agreed.

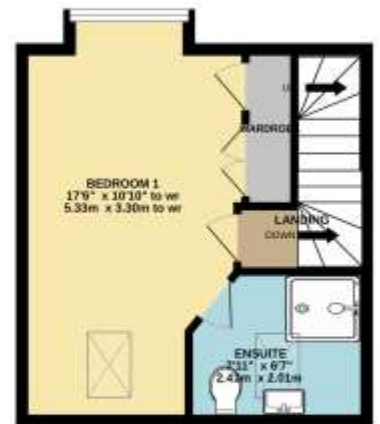
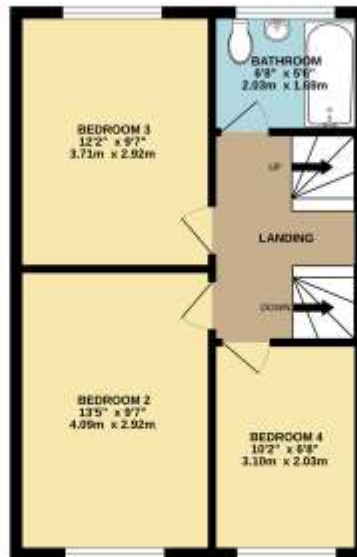
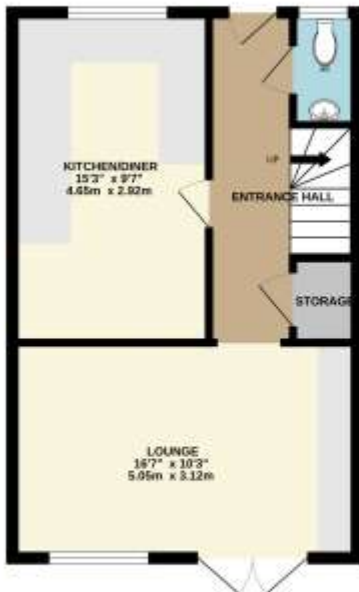




GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.

2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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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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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