



Warren Lane, Witham St. Hughs, Lincoln, LN6 9US

welcome to

Warren Lane, Witham St. Hughs, Lincoln

Early viewing is essential for this very well presented semi-detached family home situated within the sought after village of Witham St Hughs. Boasting modern accommodation throughout, off road parking, front and rear gardens, en suite to the master bedroom and local access to amenities.



Entrance Hall

With double glazed front door, radiator and stairs rising to first floor.

Cloakroom Wc

With obscured double glazed window to the front, feature circular wash hand basin with vanity under, wc, radiator and engineered wood flooring.

Lounge / Diner

With double glazed window to the rear, double glazed double doors opening to the rear garden, engineered wood flooring, two radiators and built in under stairs cupboard.

Kitchen

With double glazed window to the front, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, stainless steel gas hob with extractor fan over, inset stainless steel oven, space for washing machine, space for dishwasher, space for fridge freezer, cupboard housing wall mounted gas central heating boiler, radiator, engineered wood flooring and inset ceiling lights.

First Floor Landing

With stairs rising from entrance hall and built in linen cupboard.

Bedroom One

With double glazed window to the rear, radiator, built in wardrobe and door to:-

En Suite

With built in shower cubicle, wc, wash hand basin, inset ceiling lights, extractor fan, radiator and shaver point.

Bedroom Two

With double glazed window to the front, radiator and loft access point.

Bedroom Three

With double glazed window to the rear and radiator.

Bathroom

With obscured double glazed window to the front, bath with shower fitted over, wash hand basin with vanity under, wc, inset ceiling lights, extractor fan and chrome heated towel rail.

Outside

Property benefits from a pathway to the front leading to the front door, with hedge fronted areas of lawn either side and gated side access to the rear garden. The rear garden is fully enclosed with a patio area ideal for seating, an area of lawn, raised planted borders, a further patio area with storage shed and gated rear access leading to a driveway with off road parking for two cars.



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welcome to

Warren Lane, Witham St. Hughs, Lincoln

- MODERN & WELL PRESENTED HOME
- DRIVEWAY PARKING
- FRONT & REAR GARDENS
- SOUGHT AFTER RESIDENTIAL LOCATION
- EN SUITE, FAMILY BATHROOM & CLOAKROOM WC

Tenure: Freehold

EPC Rating: C

Council Tax Band: B

offers in excess of

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR123602 - 0004

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