



- Immaculate Presentation Throughout
- Modern Kitchen/Diner
- Driveway & Garage
- En-Suite Shower Room To Master Bedroom

- Four Bedroom Townhouse
- East Facing Private Rear Garden
- Spacious Living Throughout
- Remaining NHBC Warranty

Hollyhock Way, Witham St. Hughs, LN6 6AF
£320,000





Starkey&Brown is delighted to offer for sale this immaculately presented four-bedroom detached townhouse positioned in the popular village of Witham St. Hughs. Situated on a quiet cul-de-sac with only 5 properties. The property benefits from a beautiful outlook towards a pond and the surrounding greenery. Offering bright and spacious living arranged over three floors and beautifully maintained throughout. Accommodation briefly comprises a welcoming entrance hall, a downstairs WC, a bright bay-fronted living room, and a modern kitchen diner with integrated appliances forming the heart of the home, with a useful utility area. The kitchen-diner is ideal for everyday living and entertaining. Rising to the first floor, there are three well-proportioned bedrooms along with a family bathroom. On the second floor, there is an impressive master bedroom and an ensuite shower room. The current seller brought the property from plan and chose a number of upgrades, including enhancements to the kitchen and upgraded carpets throughout. Further benefits of the property include gas central heating and uPVC double-glazing throughout. Externally, there is a private east-facing garden providing a pleasant outdoor space and is mainly laid to lawn with a patio seating area. To the front, there is parking for two vehicles and access to a garage. Witham St. Hughs is highly regarded due to its local amenities, these include takeaways, a primary school, shops, a doctor's surgery, a bus route to Lincoln, and easy access to the A46 bypass providing convenient routes to Lincoln, Newark, and surrounding villages. Council tax band: D. Freehold.



uPVC composite door leading into:

Entrance Hall

Laminate flooring and a radiator. Access to:

Living Room

10' 1" x 16' 1" (3.07m x 4.90m)

A uPVC bay fronted window looking out to the front aspect, carpet flooring, and a radiator.

Kitchen Diner

17' 7" x 16' 3" max (5.36m x 4.95m)

Having a range of base and wall units with granite quartz countertops and an island with integral appliances, including a fridge freezer, a double oven, a 4-ring gas hob, an integrated dishwasher, a deep stainless steel sink with additional storage, LED lighting, two Velux windows, a uPVC vertical window looking out to the rear, patio doors leading to the rear and comfortable area for either additional living space or dining area. The kitchen diner also has internal double doors leading to:

Utility Area

Space and plumbing for a washing machine, space for a tumble dryer, a wall-mounted boiler (serviced annually and with a warranty), and a fuse board.

Downstairs WC

Low-level WC, wash hand basin, a uPVC frosted window to the front aspect, and a radiator.

First Floor Landing

Carpeted and a staircase rising to the second floor.

Bedroom 2

9' 2" x 11' 0" (2.79m x 3.35m)

Having a uPVC double-glazed window to the front aspect, carpeted, and a radiator.

Bedroom 3

9' 3" x 9' 11" (2.82m x 3.02m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Bedroom 4

8' 4" x 6' 11" (2.54m x 2.11m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Family Bathroom

Four-piece suite comprising panelled bath, low-level WC, a wash hand basin with storage beneath, and a walk-in shower cubicle, part tiled walls, uPVC frosted window to the front aspect and LED lighting.

Second Floor Landing

Carpeted and a storage cupboard.

Master Bedroom

17' 7" x 13' 7" max (5.36m x 4.14m)

Carpeted, space for two wardrobes, loft access, a uPVC double-glazed window to the front aspect, a Velux window looking out to the front aspect, and a dressing space area. Access to:

En-Suite

Three-piece suite comprising a low-level WC, a wash hand basin with storage beneath, a walk-in shower cubicle, part tiled walls, a Velux window and tiled flooring.

Outside Front

Driveway for two vehicles. Access to the garage.

Garage

Having an up-and-over door with power and electrics.

Outside Rear

Private east-facing garden, mostly laid to lawn with a patio seating area. Gated access to the side.

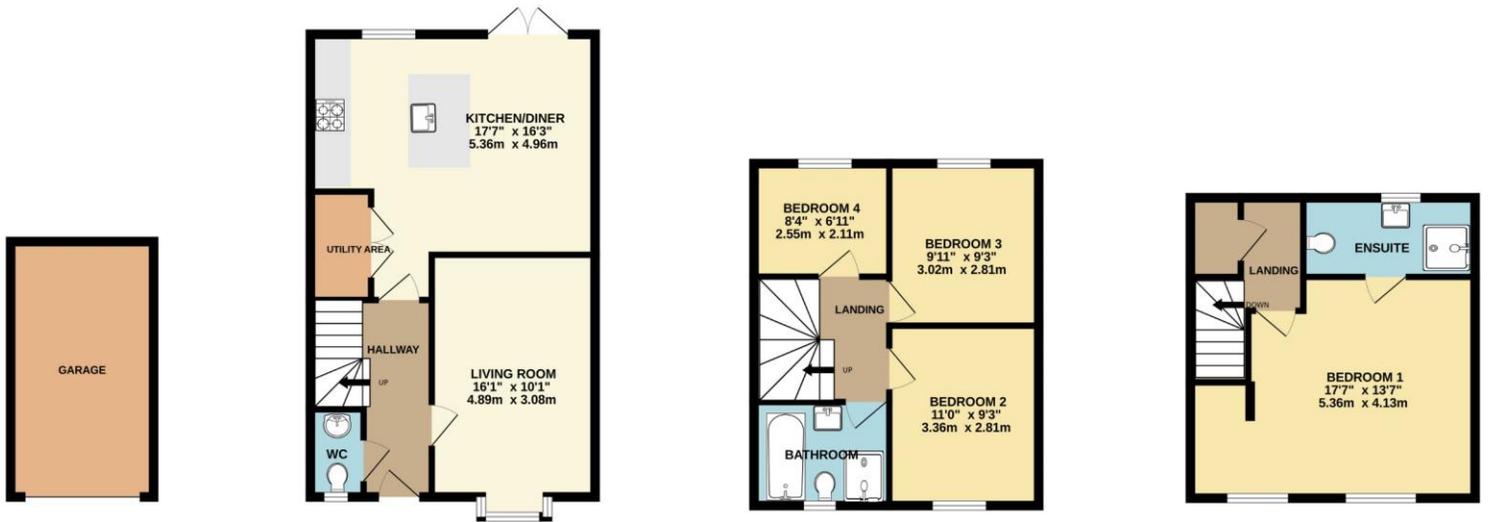




GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.

2ND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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