



Bluebell Walk , Witham St  
Hughs



### Offers Over £300,000

- Well Presented Detached House
- Four Bedrooms
- Two Bathroom and Downstairs WC
- Garage and Driveway
- Low Maintenance Garden
- Three Reception Rooms
- Freehold
- EPC rating B



Fully redecorated FOUR BEDROOM Detached House located in the popular village of Witham St Hughs. The property is perfectly positioned within walking distance of local Primary School, Shop, Restaurant and Play Areas making this a perfect family home. The property benefits from Solar Panels (A Shade Greener), Gas Central Heating and uPVC Double Glazing.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen Diner, Office, Play Room and WC to the ground floor. To the first floor there are Four Double Bedrooms with walk in wardrobe to the master and Two Bathroom. Externally the property offers a lawned garden bordered with decorative fence. To the rear there is an enclosed garden with artificial grass and composite decking area. The single garage is located in a block of four and driveway is located to the rear of the property.

### Entrance Hall

With entrance door to the front aspect and stairs to the first floor.

### Lounge 17'5" x 10'8" (5.3m x 3.3m)

With windows to the front and side aspects, sliding doors to the rear garden and radiator.



### Study 7'7" x 10'4" (2.3m x 3.1m)

With a window to the front aspect and radiator.

### Kitchen/Diner 23'5" x 16'3" (7.1m x 5m)

With windows to the side aspects, french doors to the conservatory. Fitted with a range of wall and base units with worktops over, integrated appliances, sink with drainer unit and radiator.

### Conservatory 7'8" x 9'5" (2.3m x 2.9m)

With window to the side aspect and french doors to the rear garden.

### Downstairs WC

With window to the side aspect, wash hand basin, low level WC and radiator.

### Bedroom One 13'9" x 9'5" (4.2m x 2.9m)

With windows to the rear and side aspect, access to the dressing room and radiator.

### Dressing Room 7'5" x 10'6" (2.3m x 3.2m)

With window to the side aspect, access to integrated cupboard space and radiator.



**Bedroom Two 9'7" x 10'5" (2.9m x 3.2m)**  
With window to the front aspect and radiator.

**Bedroom Three 8'3" x 10'10" (2.5m x 3.3m)**  
With window to the rear aspect and radiator.

**Bedroom Four 8'11" x 9'3" (2.7m x 2.8m)**  
With window to the front aspect fitted wardrobe and radiator.



### Bathroom One

With window to the side aspect, low level WC, wash hand basin, panelled bath with shower over and radiator.

### Bathroom Two

With window to the front aspect, low level WC, wash hand basin, panelled bath with shower over and radiator.

### Outside

Externally the property offers a lawned garden bordered with decorative fence. To the rear there is an enclosed garden with artificial grass and composite decking area. The single garage is located in a block of four and driveway is located to the rear of the property.

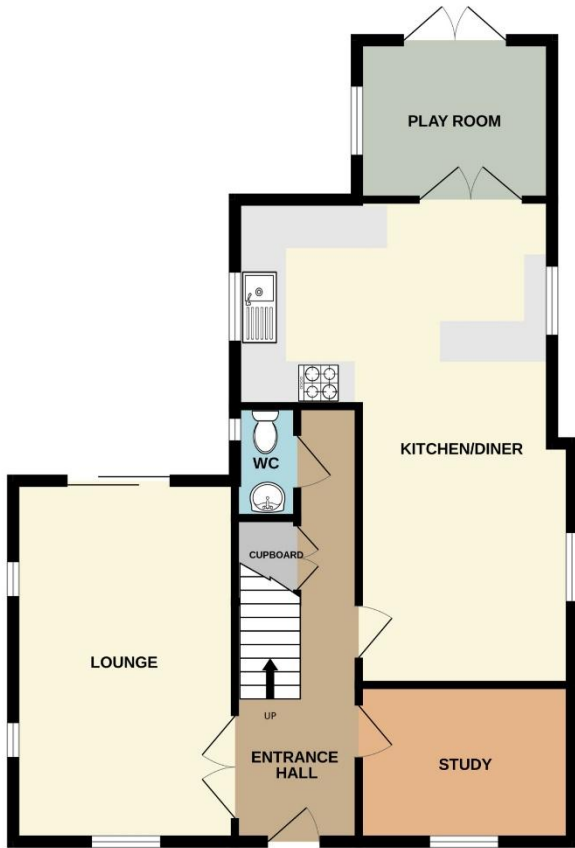
### Agents Note

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**GROUND FLOOR**  
752 sq.ft. (69.9 sq.m.) approx.



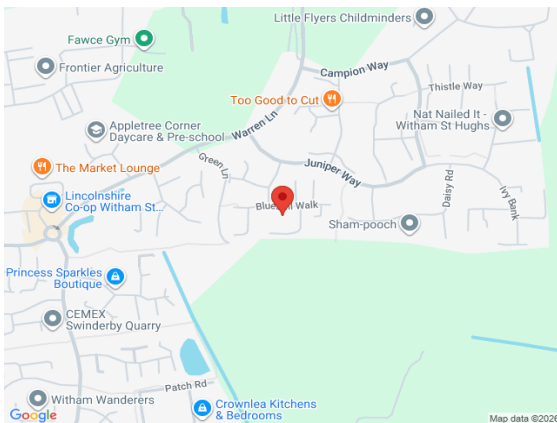
**1ST FLOOR**  
652 sq.ft. (60.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1404 sq.ft. (130.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk