



- Immaculate Detached Home
- WC, Bathroom & En-Suite
- Generous South-Facing Garden
- Barratts Home Build
- Three Well-Proportioned Bedrooms
- Modern Open Plan Living
- Solar Panels & EV Charger
- Call Today To View

Petunia Way, Witham St. Hughs, LN6 6AT  
£290,000





Starkey&Brown is delighted to offer for sale this immaculately presented three-bedroom detached family home. Positioned on Petunia Way within the sought-after village of Witham St. Hughs. The property was built by Barratt Homes in 2024 and offers energy-efficient and modern living, and has been exceptionally well-maintained and cared for since new. Accommodation briefly comprises a welcoming entrance hall leading into the stunning L-shaped open plan living, kitchen, dining space, which has been thoughtfully designed to create a bright and sociable environment for modern family life. The contemporary kitchen is fitted with a range of integrated appliances, whilst the dining area enjoys patio doors opening directly onto the rear garden. There is also a convenient ground floor WC completing the ground floor. On the first floor, there are three generous bedrooms with the master bedroom benefitting from a modern en-suite shower room. Bedroom two benefits from a built-in wardrobe. Completing the first floor is a three-piece family bathroom. Externally, to the front, there is a driveway providing off-street parking for two vehicles with an EV charger point and access to the garage. To the rear of the property, there is a generous south-facing garden offering a private and enclosed sun-trap outdoor space, perfect space for entertaining and relaxing. Further benefits of the property include gas central heating and fully uPVC double-glazing, and owned outright solar panels. Petunia Way is located within the popular village of Witham St. Hughs and offers an excellent range of local amenities, including schools, shops, scenic green spaces, and excellent transport links to Lincoln, the A46 bypass, and Newark, making it a highly desirable and practical location. Council tax band: C. Freehold.



## uPVC composite door leading into:

### Hall

Access to:

### Living Room

14' 1" x 10' 7" (4.29m x 3.22m)

Having a uPVC double-glazed window to the front aspect with fitted shutters and blinds, herringbone laminate flooring, a radiator, and an understairs cupboard. Open access:

### Kitchen Diner

22' 6" x 8' 10" (6.85m x 2.69m)

Having a range of matching base and wall units with wood effect countertops, integrated appliances include a fridge freezer, 4-ring gas hob with an electric oven and an overhead extractor fan, integrated dishwasher, a stainless steel sink with mixer tap, herringbone flooring, LED lighting, two radiators and a uPVC double-glazed window to the rear with fitted blind and uPVC French door with fitted blinds leading to the rear.

### Utility Area

Space and plumbing for a washer/dryer and a radiator.

### WC

Having a uPVC frosted window to the side aspect, herringbone flooring, a low-level WC, a wash hand basin, tiled splashback, and a radiator.

### First Floor Landing

Carpeted and loft access.

### Bedroom 1

14' 4" x 9' 1" (4.37m x 2.77m)

Having a uPVC double-glazed window with fitted shutters to the front aspect, carpeted, and a radiator. Access to:

### En-Suite

Three-piece suite comprising a walk-in shower cubicle, a low-level WC, and a wash hand basin, a frosted double-glazed window to the rear aspect, vinyl flooring, partially tiled walls, and a wall-mounted mirror cabinet storage, and an extractor fan.

### Bedroom 2

11' 11" x 10' 2" (3.63m x 3.10m)

Having a uPVC double-glazed window with fitted shutters to the front aspect, carpeted, a radiator, and a built-in wardrobe.

### Bedroom 3

11' 0" x 8' 11" (3.35m x 2.72m)

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

### Bathroom

Three-piece suite comprising panelled bath, a low-level WC, a wash hand basin, vinyl flooring, a frosted double-glazed window to the rear, an extractor fan, and a radiator.

### Outside Front

Tarmac driveway parking for two vehicles and a small lawned area. Side access leading to the rear of the property and an EV charger. Access to the garage.

### Garage

14' 1" x 8' 9" (4.29m x 2.66m)

Having an up and over door, power, and lighting.

### Outside Rear

South-facing garden, fully fenced surround, patio seating area, and an outside water tap.

### Agents Note

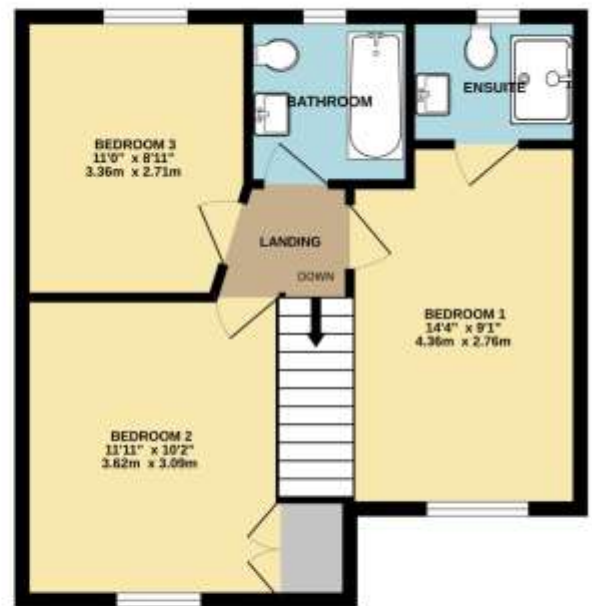
There are two outright solar panels. Please contact Starkey&Brown for more information.





GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq.ft. (91.4 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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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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