



# Buttercross Estates

## Robins Crescent, Witham St Hughs



Set within the highly desirable village of Witham St Hughs, this beautifully presented three-bedroom, three-storey mid-terrace townhouse offers modern, flexible living across three spacious levels and is being sold with no upward chain.

### Town House

### £210,000

3  2  2 



**Full Property  
Listing**



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[www.buttercrossestates.com](http://www.buttercrossestates.com)



Newark Beacon, Cafferata Way,  
Newark On Trent, NG24 2TN

## SUMMARY

Set within the highly desirable village of Witham St Hughs, this beautifully presented three-bedroom, three-storey mid-terrace townhouse offers modern, flexible living across three spacious levels and is being sold with no upward chain.

The ground floor welcomes you with a bright and airy entrance hall featuring wood-effect flooring and neutral décor. To the rear is a modern kitchen and dining area, fitted with a range of contemporary units and space for family dining, with French doors opening out onto the rear garden. Also on this floor is a versatile reception room, which could be used as a fourth bedroom, home office, or playroom, along with a convenient downstairs WC.

The first floor offers a spacious lounge, beautifully presented and filled with natural light from the front aspect, providing a relaxing area for family evenings. To the rear of this floor is bedroom two, a comfortable double room with built in storage.

The top floor is home to the master bedroom, featuring a modern en-suite shower room and a large built-in wardrobe, offering excellent storage without compromising on space. Bedroom three is another double perfect for children, guests, or as a stylish dressing room. The family bathroom completes this floor, fitted with a white three-piece suite including a shower over bath and contemporary tiling.

Outside, the property benefits from an enclosed rear garden mainly laid to lawn with a patio area ideal for outdoor dining and family enjoyment. The front of the property is attractively landscaped with a small garden and railings, while off-street parking for two vehicles and a garage offer additional convenience.

## THE AREA

Located in the thriving community of Witham St Hughs, this property enjoys easy access to a range of local amenities including a Co-op store, café, takeaway, and highly regarded primary school. The village is popular with families for its friendly atmosphere, green spaces, and play parks, and it offers excellent transport links via the A46 to Lincoln, Newark, and the A1.

With its flexible layout, modern finish, and superb location, Robins Crescent is the perfect home for families and professionals seeking style, comfort, and convenience in a well-connected Lincolnshire village.

## THE HOME

**First Floor**  
**Entrance hall-**

**Office/Bedroom Four (2.54m x 1.93m)**

**Downstairs WC**

**Kitchen Diner (4.60m x 3.78m)**

**First Floor**

**Lounge (3.68m x 2.46m)**

**Bedroom Two (3.53m x 2.97m)**

**Second Floor**

**Bedroom One (3.78m x 3.25m)**

**Ensuite Shower**

**Bedroom Three (3.25m x 2.51m)**

**Bathroom (2.51m x 1.42m)**

**Externally -**

## FULL PROPERTY LISTING

<https://buttercrossestates.com/property/robins-crescent-witham-st-hughs/>



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PeterM



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free. When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

Heather V



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



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