



**Warren Lane, Witham St. Hughs,  
Lincoln**  
**Asking Price £220,000**

  
**MARTIN & CO**

Warren Lane, Witham St. Hughs,  
Lincoln

House - Semi-Detached  
3 Bedrooms, 2 Bathroom

Asking Price £220,000

- Three bedroom semi-detached home
- Family bathroom and en-suite to master bedroom
- Off-road parking for two vehicles
- Quiet location with shared private access
- Garage with power and lighting
- Tenure - Freehold
- EPC - C
- Council Tax - B

A well-presented and spacious three-bedroom semi-detached home, located in the highly sought-after village of Witham St Hughs. Offering versatile living space, a conservatory, private garden, and garage with parking, this property is ideally suited to families, first-time buyers, or investors. The home is well maintained throughout, including a recently installed combination boiler, and is ready to move straight into.

Ideally situated with excellent access to the A46, allowing for straightforward travel to Lincoln and Newark, perfect for those seeking a well-connected yet peaceful location.

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The agent hasn't been notified of any issues with potential impact on the property. The agent has not seen sight of the title registration so the title is assumed as freehold only. We recommend buyers to seek legal advice and to carry out their own due diligence on this matter.

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**DRAFT PARTICULARS**  
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

**Entrance**  
4'0" x 10'7"  
Welcoming entrance with composite front door, carpeted flooring, radiator, pendant light fitting, and Honeywell thermostat.

**Kitchen**  
8'8" x 10'8"  
Modern fitted kitchen comprising Zanussi gas hob and electric oven, fridge freezer, integrated dishwasher, and a range of base



and eye-level units with wood-effect laminate worktops. Double bowl sink with spray hose tap, front-facing UPVC double glazed window, radiator, extractor fan, and wood-effect laminate flooring.

W/C  
3'2" x 6'9"

Ground floor cloakroom with low-level toilet, basin, radiator, consumer unit, and UPVC double glazed privacy window.

Living Room  
12'9" x 13'8"

Bright and spacious living area with rear-facing UPVC double glazed window leading into the conservatory, two pendant light fittings on separate switches, carpeted flooring, and under-stairs storage cupboard. Two radiators provide ample heating.

Conservatory  
12'5" x 8'0"

Additional reception space with part brick and UPVC double glazed construction, patio doors to the garden, wood-effect laminate flooring, and fully glazed roof. Power and lighting connected.

Stairs and Landing  
3'4" x 10'8"

Carpeted with side-facing UPVC double glazed privacy window, pendant light fitting, and loft access with partial boarding.

Bedroom  
9'4" x 11'10"

Double bedroom with rear-facing UPVC double glazed window, radiator, carpeted flooring, and pendant light fitting.

Ensuite  
6'11" x 4'5"

Comprising Triton electric shower in a tiled bifold cubicle, low-level toilet, basin with mixer taps, extractor fan, enclosed light fitting, and wood-effect vinyl flooring.

Bedroom  
9'4" x 10'0"

Good-sized room with front-facing UPVC double glazed window, radiator, carpet, and pendant light fitting.

Bedroom  
6'5" x 6'9"

Ideal as a single bedroom or home office, with rear-facing UPVC double glazed window, radiator, carpeted flooring, and pendant lighting.

Bathroom  
6'6" x 6'9"

Wood-effect vinyl flooring. Bathroom fitted with a bath and mixer tap, plus a separate mixer shower. Walls tiled to wet areas. Basic wash basin with mixer tap. Radiator installed. Extractor fan with separate isolation switch. uPVC window with privacy glass.

Garage and Parking  
8'7" x 17'4"

Garage with power and lighting, accessed via a private shared driveway from Champion Way. Includes an up-and-over door and internal access from the garden. Off-road parking for two vehicles.

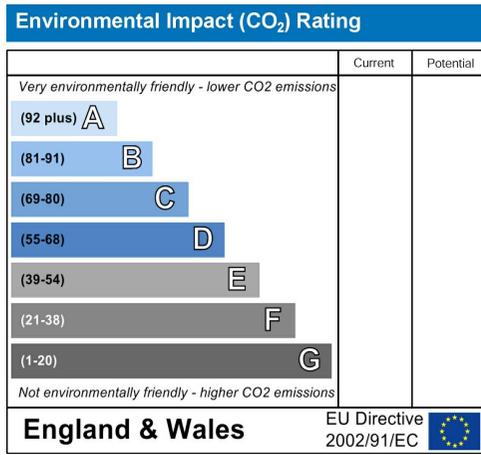
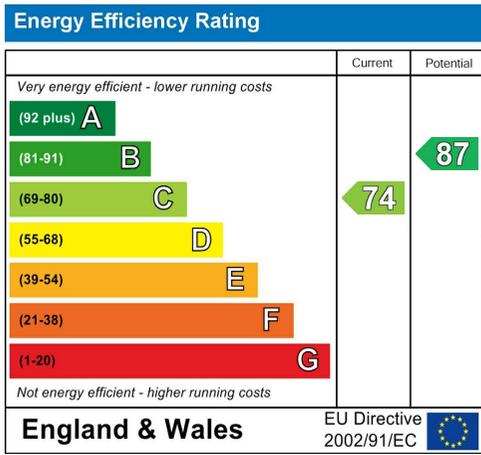
Outside

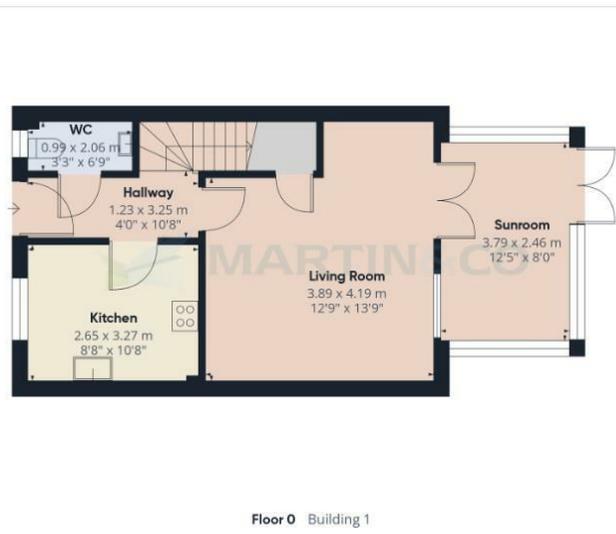
The east-facing rear garden is mainly laid to lawn with mature flowering trees and patio areas leading to the conservatory and garage. A gate provides access to the rear parking area.

To the front is a patio pathway leading to the entrance with lawns to either side.

Fixtures and Fittings

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





**Approximate total area<sup>(1)</sup>**  
 93.8 m<sup>2</sup>  
 1010 ft<sup>2</sup>

**Reduced headroom**  
 0.1 m<sup>2</sup>  
 1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

