3 bed detached house to buy in

Privet Walk, Witham St. Hughs, Lincoln, Lincolnshire, LN6 9PZ

£165,000 Starting Bid

x 3 x 2 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- Being Sold via Secure Sale Online Bidding. Terms and Conditions
- Detached
- Parking
- Cul-De-Sac Location
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

This three-bedroom detached house is for sale in Witham St Hughs, a modern village between Lincoln and Newark-on-Trent. The property offers two reception rooms, including a dining room and a living space with access to the garden, providing defined areas for relaxation and family use. There is one kitchen and one bathroom, along with a single garage and parking. The rear garden offers outdoor space suitable for everyday use.

Bedroom one is a double with an en-suite and built-in wardrobes. The second bedroom is also a double with built-in wardrobes, while the third is a single bedroom, again with built-in storage.

Witham St Hughs has a primary school within the village and further schooling options available in nearby Lincoln and North Hykeham. Local amenities include a small shopping area with convenience stores, takeaway outlets and everyday services, with larger supermarkets and retail options in Lincoln and Newark.

The village is positioned for road access via the A46, giving links towards Lincoln, Newark, and the A1. Newark North Gate railway station, around a 20–25 minute drive, offers services to London King's Cross in about 1 hour 20 minutes and to Nottingham in around 30 minutes. Lincoln station, approximately a 25–30 minute drive, provides routes to Sheffield, Nottingham and other regional destinations.

Nearby green spaces include village play areas and open spaces, with wider leisure and park facilities available in Lincoln, such as Hartsholme Country Park and other recreational sites within driving distance.

EPC Rating: C

Entrance Hall

Giving access to all rooms on the ground floor, stairs to the first floor, and a radiator

Living Room

4.95m x 3.1m

Double glazed window to the front aspect as well as UPVC door leading to the rear garden, a feature fireplace, and two radiators

Kitchen

4.3m x 2.51m

Double glazed window to the rear aspect, a range of wall and base units with worktops, tiled splashback, electric oven with gas hob and extractor fan, space and plumbing for a washing machine, space for under counter fridge and freezer, under-stairs storage, tiled flooring and sink with mixer tap.

Dining Room

2.4m x 2.87m

Double glazed window to the front aspect, and a radiator

WC

Hand wash basin, WC

First Floor

Landing area giving access to all rooms on the first floor and an airing cupboard

Master Bedroom

3.17m x 3.37m

Double glazed window to the front aspect, access to the ensuite, built-in wardrobe, and a radiator

En-Suite

1.65m x 3.16m

Double glazed window to the rear aspect, shower cubicle with tiled splashback, hand wash basin, WC and a radiator.

Bedroom Two

3.4m x 2.16m

Double glazed window to the rear aspect, fitted wardrobes, and a radiator

Bedroom Three

2.21m x 2.87m

Double glazed window to the front aspect, built-in wardrobes, and a radiator

Bathroom

2.23m x 1.88m

Double glazed frosted glass window to the front aspect, bathtub with tiled splashback, hand wash basin, WC and a radiator.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £165,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 2002

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

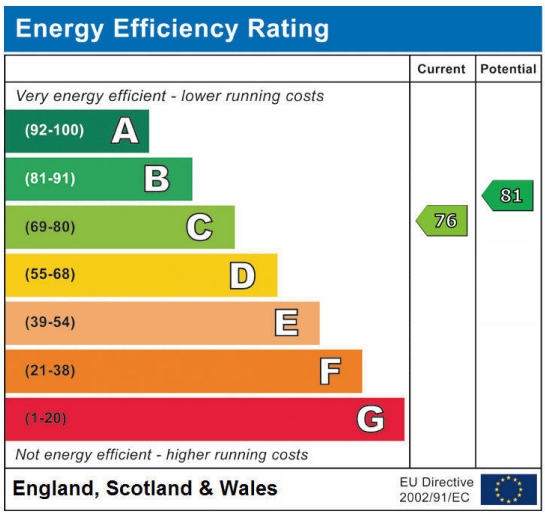
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Privet Walk, Witham St. Hughs, Lincoln, Lincolnshire, LN6 9PZ

Contact your local branch today for more information on this property:

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