

FOR SALE



Buttercup Way, Witham St. Hughs
Asking Price Of £370,000


MARTIN & CO



Buttercup Way, Witham St. Hughs

4 Bedrooms, 2 Bathrooms

Asking Price Of £370,000

- Extended Detached Family Home
- Modern and Well Presented
- Open Plan Breakfast Kitchen
- Utility Area
- Master Bedroom with Ensuite

Modern extended four bedroom detached family home situated within the popular village of Witham St Hughs. This property is within the Witham St Hughs Academy catchment area and also positioned well for access to the A46 bypass and the local village amenities. Viewings are highly recommended!

Witham St Hughs benefits from a range of local amenities to include a Co-op store, Bar / Restaurant, Hairdressers, Takeaways, Schooling and a Village Hall. Well positioned just off the A46 to allow convenient access both to Lincoln City or Newark Town.

ENTRANCE HALL Composite door and PVC window to the front aspect, laminate flooring, light fitting, heating controls, radiator and stairs rising to the first floor with downlights and pull out storage below.

LIVING ROOM 14' 11" x 14' 9" (4.561m x 4.500m) PVC windows to the front aspect and PVC French doors to the rear and side panels. Carpet flooring, two radiators and ceiling lighting.



CLOAKROOM 6' 2" x 3' 6" (1.891m x 1.067m) Low level WC, pedestal wash basin, PVC window to the side, radiator, vinyl flooring, light fitting and the mains consumer unit.

STUDY / DINING ROOM / PLAYROOM 11' 2" x 10' 0" (3.413m x 3.064m) PVC windows to the front and side aspects, pendant fitting, carpet flooring and a radiator.

UTILITY ROOM 7' 5" x 5' 2" (2.281m x 1.597m) Base units with roll edge work surfaces, matching upstand and an inset stainless steel sink and drainer. Vinyl flooring, space and plumbing for a washing machine, wall mounted Ideal boiler, light and extractor.

DINING AREA 8' 8" x 5' 11" (2.666m x 1.823m) PVC door to the rear aspect and a PVC side window, laminate flooring and ceiling lighting. Vaulted ceiling and exposed brickwork features.

BREAKFAST KITCHEN 16' 9" x 11' 3" (5.122m x 3.432m) Base and eye level units with roll edge worksurfaces, complimentary breakfast bar and tiled splashbacks plus an inset stainless steel sink and drainer. Fitted double oven, gas hob and extractor over, integrated fridge freezer, dishwasher and a wine chiller. Three PVC windows to the side aspects, pop up socket and ceiling lighting.

STAIRS / LANDING PVC window to the rear aspect, carpet flooring, radiator, light fitting and a cupboard housing the hot water cylinder.

BATHROOM 7' 9" x 4' 10" (2.380m x 1.487m) Low level WC, pedestal wash basin and a panel bath with mains shower over. Vinyl flooring, PVC window to the side aspect, heated towel rail, spot lit ceiling and extractor.

BEDROOM 10' 1" x 9' 8" (3.083m x 2.961m) PVC windows to the front and side aspects, carpet flooring, radiator, pendant fitting and access to the loft.



BEDROOM 11' 8" x 8' 8" (3.581m x 2.655m) max measurements. PVC window to the front aspect, carpet flooring, radiator, pendant fitting and an integrated wardrobe.

BEDROOM 15' 0" x 10' 2" (4.577m x 3.102m) PVC windows to the front and rear aspects, carpet flooring, radiator and a light fitting.

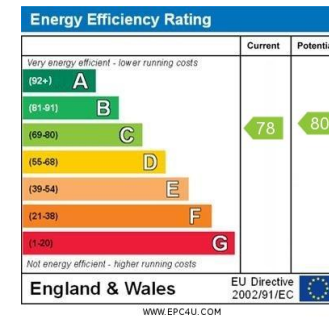
MASTER BEDROOM 19' 9" x 11' 3" (6.024m x 3.453m) max measurements. PVC windows to the side aspects, carpet flooring, radiator and two pendant fittings.

ENSUITE 7' 1" x 5' 7" (2.161m x 1.714m) Low level WC, pedestal wash basin and a mains fed shower cubicle. Vinyl flooring, PVC window to the side aspect, heated towel rail, spot lit ceiling and an extractor.

OUTSIDE To the front is a low level hedge with brick pillars, enclosing a lawned garden with shrubbery borders. Block paved driveway to the side offering parking for two vehicles. The enclosed rear garden is pleasantly landscaped, being mainly laid to lawn with planted borders, pond, sandstone patio and a decked area which can be moved should a buyer wish to restore a three car driveway and access to the garage. Outside lighting, water supply, gate to the front and a Polar electric car charging point.

GARAGE 10' 7" x 8' 7" (3.240m x 2.619m) Presently divided and used for storage to the front and an office to the rear. The front offers an up and over door, consumer unit, light and power and an internal door to the rear partition. The rear measures 2.604m x 1.929 and has power with a side composite door access.

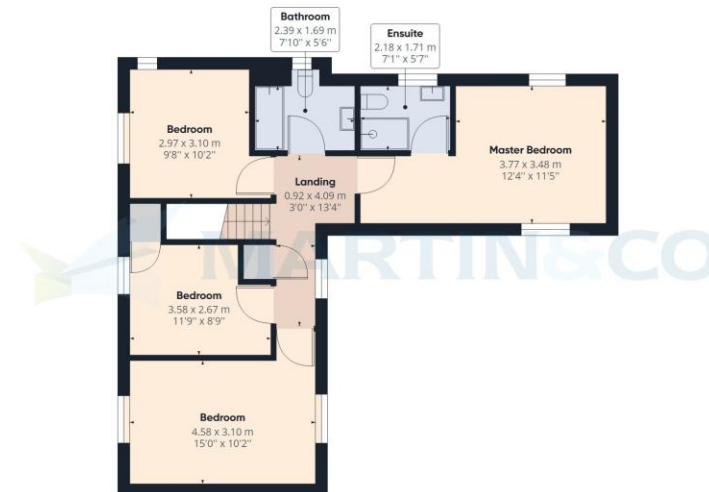
FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements 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.







Floor 0



Floor 1

Approximate total area⁽¹⁾

143.34 m²
1542.87 ft²

Reduced headroom

0.41 m²
4.41 ft²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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