



**66 Bluebell Walk**  
Witham St Hughs, Lincoln. LN6 9WN

**BELL**





## 66 Bluebell Walk

Witham St Hughs

A wonderful 4-bedroom detached home offering 1,257 ft<sup>2</sup> / 115 m<sup>2</sup> of excellent 'eye catching' contemporary design style appointed family accommodation. Located only yards from quiet open countryside, with a wide pedestrian walk running through into the heart of Witham St Hughes, with its parks and play areas, the well-respected Witham St Hughs Academy School, Co-op supermarket, hair and beauty services, veterinary practice and yet more, all within easy walking distance for most.

Approximately 15 min drive to the suburbs of historic City of Lincoln with its very comprehensive range of shopping and social facilities, the A1 and Newark with its high-speed rail link to London King's Cross.

### ACCOMMODATION

**Entrance Hall** with double glazed panelled front entrance door, staircase up to first floor, good sized built-in cloaks cupboard to one side, open storage space beneath, Karndean flooring and radiator. Contemporary style glazed panelled doors through to lounge and dining kitchen and a panelled door to:

**Cloakroom** with attractive contemporary design style appointment comprising small wash hand basin to one corner with toiletry cabinet space and tiled splash back above, low-level WC with concealed cistern, tiled floor, radiator and extractor vent.

**Lounge** having a very pleasant southerly outlook over Bluebell Walk, fireplace with mock chimney breast and timber mantle, wood burning stove inset on a tiled hearth with accompanying tiled back; built in storage cupboard space to one corner with







oak top and shelving above. Karndean flooring, wall light fittings and an open doorway through to:

**Study/Home Office** having a most appealing outlook from the French doors out over the enclosed and surprisingly private rear garden; Karndean flooring and a contemporary design style vertical radiator.

**Large Feature Dining Kitchen** having a southerly view out across the small front garden and pedestrian Bluebell Walk itself, with accompanying view to the rear over the rear garden. Appointed in an eye catching contemporary design style with oak fitted work surfaces as appropriate; a single drainer 1 1/2 bowl sink unit inset, cupboard and drawer space beneath and a wall cupboard unit above. Further area of work surface with cupboard space and a concealed dishwasher beneath, wall shelving above. Adjoining to one side is a comprehensive bank of kitchen units comprising of brushed steel featured oven/grill with accompanying cupboard space above and beneath, a built in brushed steel microwave with cupboard space above and below, further pantry cupboard space and a concealed fridge/freezer to one end. To the centre of the kitchen area there is a good size island having oak fitted work surface, a Bosch ceramic style hob with central extractor unit inset, cupboard space, deep pan drawers and a slimline wine cooler with a breakfast bar area on one side. There is a slim storage cupboard unit to one wall one with oak work surface top and additional feature oak wall shelving. Tile splash backs to most fitted work surface areas, Karndean flooring, radiator, inset ceiling spotlight fittings, kicker board LED light fittings to the base of the kitchen units and an extractor vent. To one end of the room is a good size formal dining area. Door through to:

**Utility Room** having fitted work surface across one wall with cupboard space and room for appropriate laundry white goods beneath, a good-sized storage cupboard unit above and to one corner the Logic gas fired central heating boiler. Tiled splash back to the surface area, Karndean flooring, radiator. spotlight fitting and extractor vent.

## First Floor

**Good sized Landing** with a very pleasant southerly outlook over Bluebell Walk and beyond to adjoining countryside; built-in airing cupboard containing the hot water cylinder and access to roof space.

**Family Bathroom** with attractive design style contemporary appointment comprising; panelled bath across one wall with accompanying shower fitting and shower screen glass panel above, small wash hand basin with toiletry cabinet space below and to one side low-level WC with concealed cistern.







Tiling to all walls to full height, ladderback style radiator/towel rail, inset spotlight fittings and extractor vent.

**Bedroom 3** with a northerly outlook over the rear garden; and radiator.

**Bedroom 2** with an appealing view down across the front garden and beyond into Bluebell Walk; extensive fitted wardrobe space to one wall with floor to ceiling sliding panel doors one with a full panel dressing mirror; and radiator.

**Bedroom 4** with a southerly outlook over Bluebell Walk; access to roof space, inset ceiling spotlight fittings and radiator.

**Principal Bedroom** having a pleasant outlook down over the garden; attractive decorative panel effect to one wall to above dado rail height about the bed head area and radiator. Door through to:

**Good sized En-suite Shower Room** having attractive contemporary design style appointment comprising; corner shower cubicle with accompanying shower fitting as appropriate, wash hand basin with toiletry cabinet below and low level WC. Tiling to all walls to full height, tiled floor, ladderback style radiator/towel rail, illuminated vanity mirror to one wall, inset ceiling spotlight fittings and extractor vent

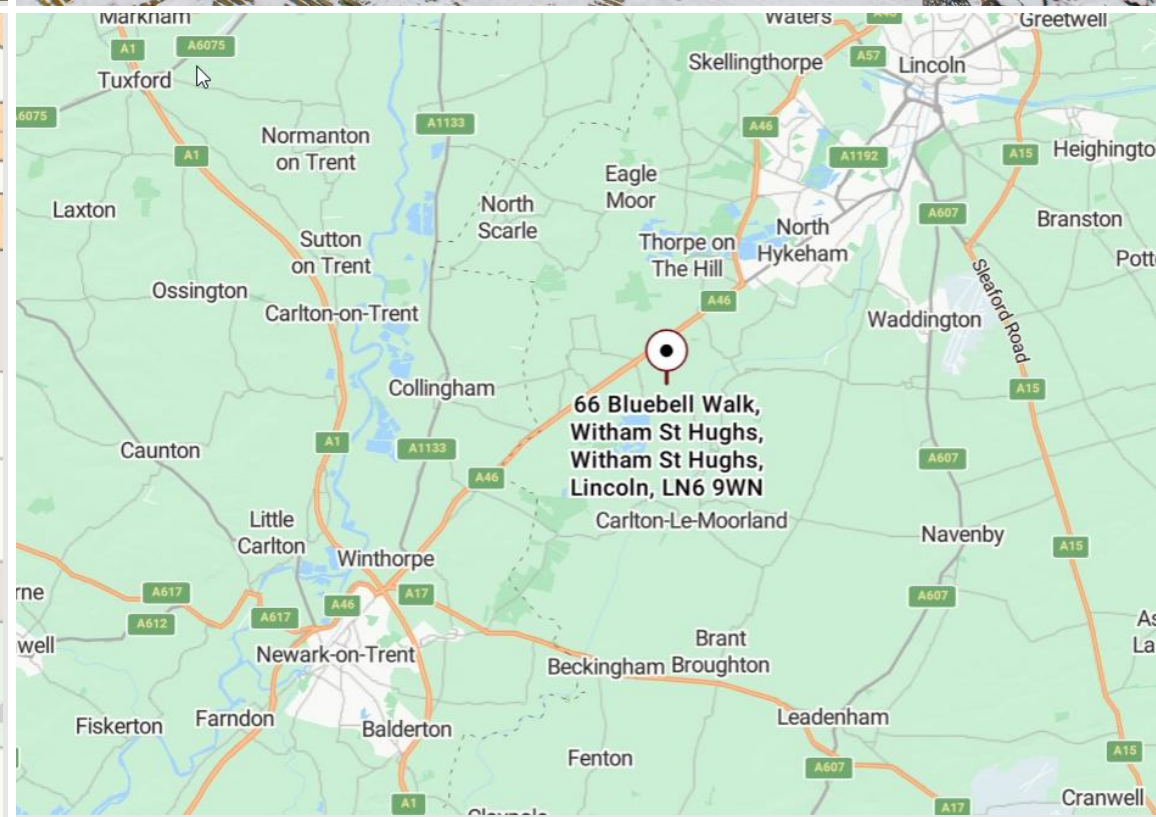
## OUTSIDE

From the roadway there is a private pedestrian footpath which runs across the front of homes in this row, to the house. There is a small front garden with raised fruit/vegetable beds and direct access onto the main attractive pedestrian walk between the homes, ideal for dog walkers.

To the rear of the house there is a surprisingly private wall and fence enclosed garden to enjoy, which has been thoughtfully landscaped with a very appealing Veranda adjoining the rear of the house onto which the dining kitchen door and the French doors of the sitting room/home office open. The main garden area has been laid to low maintenance artificial turf with an accompanying paved seating area along the east boundary and to the rear there is a good sized raised timber seating deck. There are raised sleeper edged beds/borders containing an attractive range of shrubs and flowering plants; exterior hot and cold water taps, light fittings and weatherproof power points. To one corner there is pedestrian access through to the Bluebell Walk parking courtyard area and the adjoining good size **Garage** with up and over door, light and power. To the front of the garage there is a single car parking space for the house.



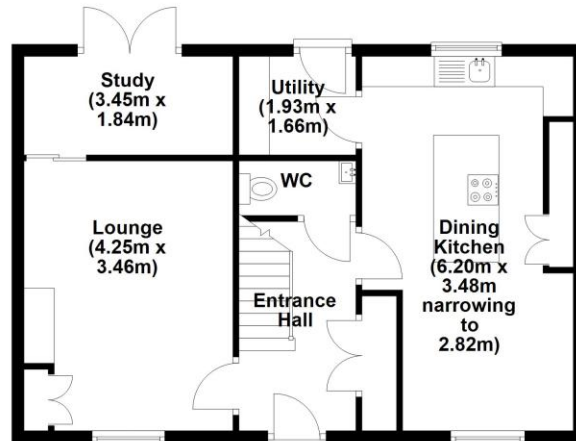






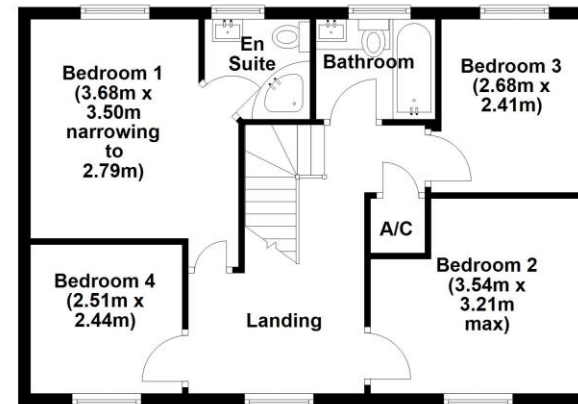
### Ground Floor

Approx. 56.1 sq. metres (604.1 sq. feet)



### First Floor

Approx. 56.8 sq. metres (611.6 sq. feet)



Total area: approx. 112.9 sq. metres (1215.7 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUo.

North Kesteven District Council – Tax band: D

ENERGY PERFORMANCE RATING: C

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office...

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