



30 Oak Tree Drive
Witham St. Hughs, Lincoln, Lincolnshire, LN6 9UY

Offers Over
£270,000

3 Bedroom Detached House

- Freehold
- No Onward Chain
- 3 Bed Detached Home With Good Plot
- Popular Village Location Situated In a Quiet Cul De Sac
- Modern & Immaculately Presented Throughout
- Large Modern Country Style Kitchen/Diner/Integrated Appliances
- Recently Fully Refurbished Boutique Style Family Bathroom & En-Suite
- Large Detached Garage/Private Driveway
- Fully Enclosed South Facing Private Garden To Rear
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 30 Oak Tree Drive, Witham St. Hughs, Lincoln, Lincolnshire, LN6 9UY](#)



Overview

Guide Price £270,000 to £275,000 - Sold Via No Onward Chain.

This exceptionally presented modern 3 Bedroom detached Family home is in the highly sought after Village of Witham St Hugh's situated in a quiet Cul De Sac. This detached Family home offers spacious and versatile accommodation throughout, ideal for modern family living.

The ground floor comprises of a welcoming central hallway with a WC. The hallway leads to a spacious kitchen/diner that has been modernised with a high-end country style kitchen. The kitchen benefits from numerous integrated appliances and what seems like no end of storage. The ground floor layout is further complimented by a luxurious lounge. The layout offers a bright and airy feel throughout, making it perfect for everyday Family life.

To the first floor are 3 well-proportioned bedrooms, all benefiting from fitted wardrobes throughout. The generous main king bedroom enjoys the added luxury of a private En-Suite shower/WC which has been modernised in September 2025.



The remaining bedrooms are served by a modern Family bathroom of which was fully refurbished in September 2025 to an exceptionally high standard using premium materials.

The Family bathroom has a relaxing boutique feel and adds a contemporary and premium finish to this already impressive Family home. It comprises of a wall mounted vanity unit with black fitting's throughout, herringbone porcelain floor tiles, wood effect wall tiles and a large walk in shower with a stone basin. The end effect is breathtaking.

The village benefits from numerous community facilities along with access to the highly rated award winning Ofsted rated Primary School Witham St Hugh's Academy.

For commuters Witham St Hugh's is ideally located approximately 8 miles from Newark via the A46, alongside convenient access to the A1 and A57. The historic Cathedral Quarter of Lincoln lies approximately 6 miles away.

The surrounding countryside offers a wealth of leisure opportunities including biking, horse riding, and numerous water sport clubs with lake settings, and the ever-popular Whisby Nature Reserve is close to hand.

Early viewing is strongly recommended to appreciate the exceptional quality and setting of this Family home.





Oak Tree Drive, Witham St. Hughs, Lincoln, LN6

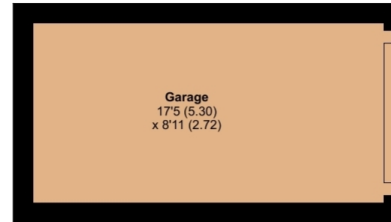


Approximate Area = 944 sq ft / 87.7 sq m

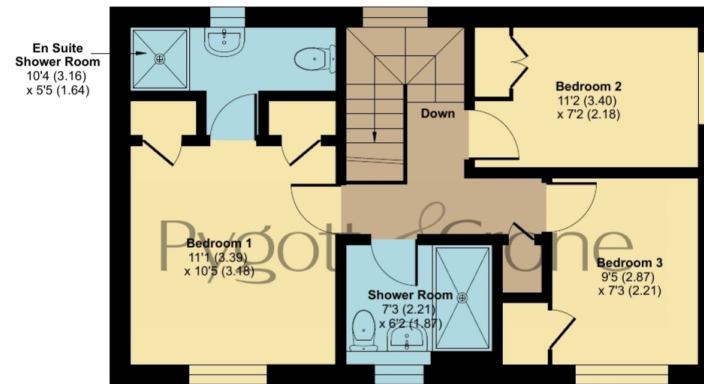
Garage = 155 sq ft / 14.3 sq m

Total = 1099 sq ft / 102 sq m

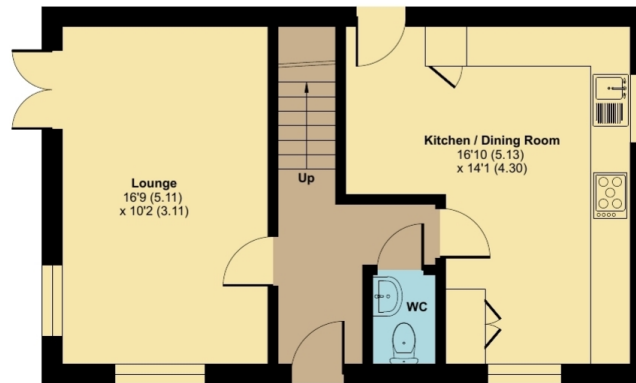
For identification only - Not to scale



GARAGE



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1467851



Location



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Bianca van Tonder
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is on the market with our Lincoln branch

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