



Pygott
& Crone

34 Squirrel Chase

Witham St. Hughs, Witham St. Hughs, Lincoln, LN6 9UX

£160,000

2 Bedroom End Of Terrace House

- Freehold
- End Town House
- Three Storey Living
- Two Double Bedrooms
- Modern Shower Room & Cloakroom
- Open Plan Kitchen Lounge Diner
- Ideal First Time Buy or Investment
- Highly Sought After Location
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 34 Squirrel Chase, Witham St. Hughs, Witham St. Hughs, Lincoln, LN6 9UX](#)



Overview

Pygott and Crone are delighted to present this Modern 3 storey home which is ideally located within the sought after modern development of Witham St Hughes to the south of the City of Lincoln and commutable distance to the market town of Newark.

The immaculately presented accommodation briefly comprises of, an entrance hallway, staircase leading to the 1st floor which has 2 double bedrooms and a recently fitted Modern Shower Room, there is a second staircase which leads to the 2nd floor which offers a spacious open plan lounge diner, and kitchen area enjoying great views. Outside there are two off road parking spaces and a store room.

Located just a short stroll from local amenities, a primary school, and green open spaces, Witham St Hughs also offers easy access to both Lincoln and Newark via the A46—perfect for commuters seeking a quiet village lifestyle with excellent transport links.

Offered in excellent condition throughout, this is a fantastic opportunity to secure a well-equipped home in one of the area's most sought-after villages.

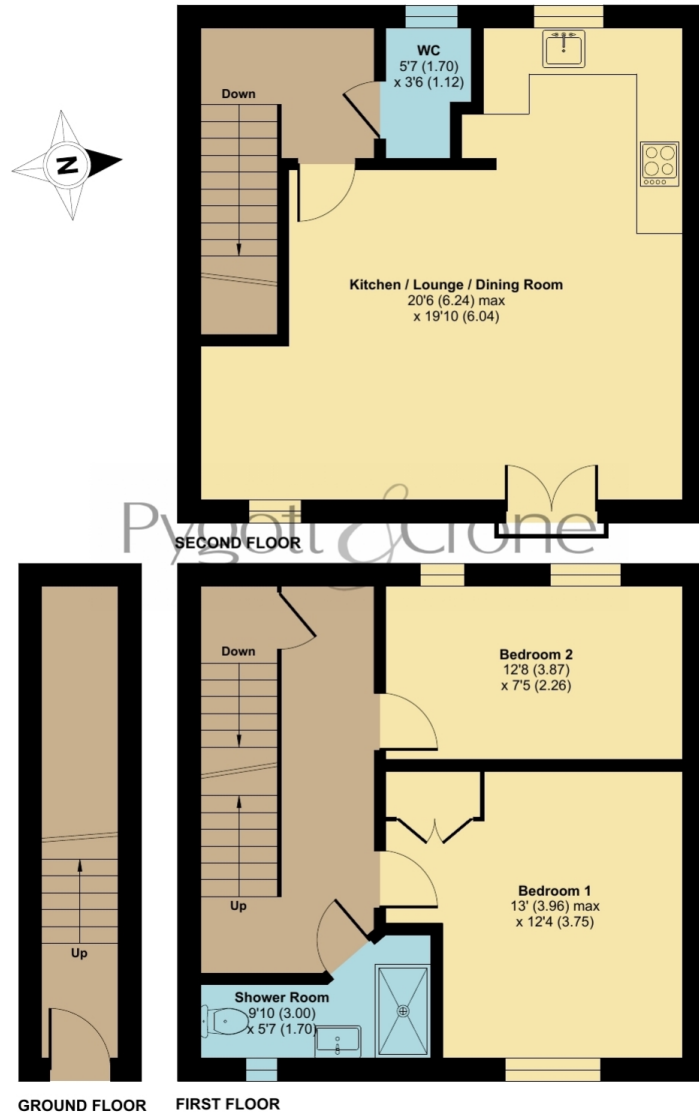




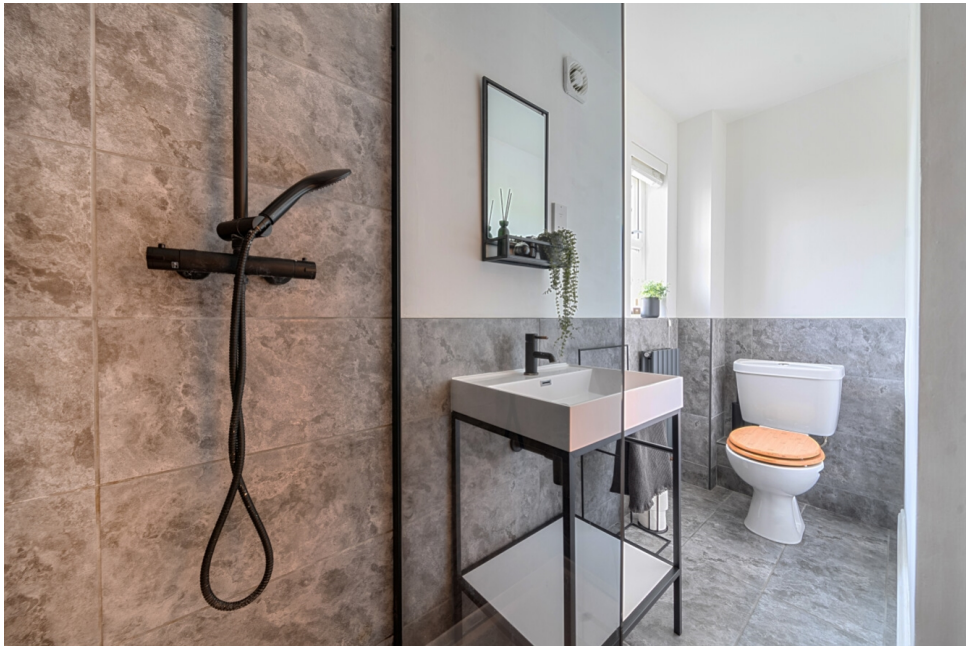
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Approximate Area = 898 sq ft / 83.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1432633



Location



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34 Squirrel Chase, Witham St. Hughs
is on the market with our Lincoln branch

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