



9 Petunia Way
Witham St. Hughs, Lincoln, Lincolnshire, LN6 6AT

£240,000

3 Bedroom Semi-Detached House

- Freehold
- Semi Detached Home Built in 2024
- Constructed by Reputable Builders - Barratt Homes
- Three Bedrooms
- Larger Than Average Rear Garden
- Family Bathroom & En-Suite
- Modern Kitchen Diner
- Highly Sought After Village Location
- Off Road Parking, Solar Panels & EV Charger
- EPC Rating - B, Council Tax Band - B

Click [here](#) to access the Energy Performance Certificate for 9 Petunia Way , Witham St. Hughs, Lincoln, Lincolnshire, LN6 6AT



Overview

Situated on Petunia Way in the popular village of Witham St. Hughs, this beautifully maintained three-bedroom semi-detached home, built in 2024, offers contemporary accommodation finished to a high standard throughout.

The property opens into an inviting entrance hall, leading to a convenient ground-floor WC, a comfortable and spacious living room, and an attractive kitchen/diner. Designed with modern living in mind, the kitchen/diner provides an ideal setting for family meals and entertaining, with patio doors offering direct access to the rear garden and allowing plenty of natural light to fill the space.

Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom enjoys the added benefit of a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.



Outside, the property benefits from a private driveway providing parking for two cars, along with an EV charging point. The enclosed rear garden is larger than average making it a particularly appealing space for outdoor dining, relaxing or entertaining friends and family.

Additional features include gas central heating, uPVC double glazing and privately owned solar panels, offering the potential for improved energy efficiency and lower electricity costs.

Witham St. Hughs is a well-regarded village with a variety of everyday amenities, including local shops, takeaways, a pharmacy, primary school and Co-op convenience store. Regular bus services provide links to Lincoln city centre, while the nearby A46 bypass offers straightforward access towards Newark and the wider surrounding area.

Combining modern design, practical features and a convenient village location, this property would make an excellent choice for first-time buyers, growing families or those looking for a newly constructed home with generous outdoor space.

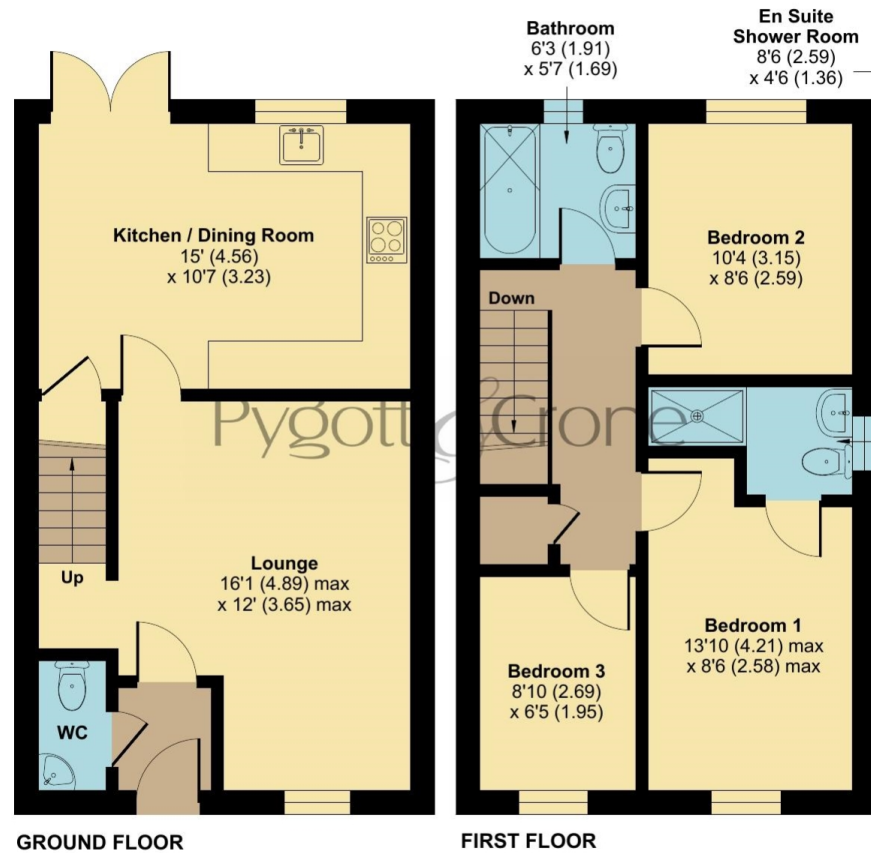




Petunia Way, Witham St. Hughs, Lincoln, LN6

Approximate Area = 840 sq ft / 78 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). © nchecom 2026. Produced for Pygott & Crone. REF: 1536475



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Bianca van Tonder
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



Houses. Homes. Harmony.



9 Petunia Way , Witham St. Hughs
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

01522 568822