



18 Turnberry Close

Heighington, Lincoln, LN4 1TL

£249,950

A well-presented three bedroom detached bungalow, occupying a corner plot within the popular village of Heighington, to the South of the Cathedral City of Lincoln. The well-apportioned accommodation comprises of Entrance Hallway, Kitchen, Dining Area, Living Room, three Bedrooms and Wet Room. Outside there are lawned and paved courtyard areas and a single garage. Viewing is highly recommended to appreciate the quality of the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D

COUNCIL TAX BAND — C

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The charming village of Heighington is situated 4 miles South-East of the historic Cathedral City of Lincoln. Heighington benefits from a mix of old and new properties, The Butcher and Beast and The Turks Head public houses, a coffee shop, Spar convenience store, a primary school, takeaways, hairdressers and a variety of other amenities.





ACCOMMODATION

ENTRANCE LOBBY

With UPVC front entrance door and UPVC double glazed door to the Reception Hallway.

RECEPTION HALLWAY

With built-in storage cupboard and boiler cupboard housing the gas central heating boiler.

LIVING ROOM

14' 4" x 12' 3" (4.39m x 3.75m)(max), with UPVC double glazed window to the side elevation, fireplace with electric fire and radiator.

DINING AREA

8' 11" x 8' 4" (2.74m x 2.55 m), with UPVC double glazed to the front elevation and radiator.

KITCHEN

10' 2" x 9' 3" (3.12m x 2.84 m)(max), with a good range of modern fitted units comprising of base cupboards and drawers with work surfaces over, inset sink with mixer tap over, tiled splashbacks, matching eye-level units, integrated electric oven, gas hob with extractor hood, space for a fridge freezer, plumbing for automatic washing machine, radiator, tiled flooring and UPVC double glazed window to the side elevation.



BEDROOM 1

12' 4" x 9' 8" (3.78m x 2.96m)(plus recess to doorway), with UPVC double glazed window to the side elevation and radiator.



BEDROOM 2

14' 1" x 9' 4" (4.30m x 2.85 m), with radiator and UPVC double glazed French doors to the side elevation.

BEDROOM 3

9' 3" x 7' 7" (2.84m x 2.32 m), with radiator and UPVC double glazed window to the side elevation.

WET ROOM

With WC, wash hand basin, shower, ladder-style radiator and UPVC double glazed window to the rear elevation.



OUTSIDE

The property is located at the junction of Canterbury Drive and Turnberry Close. The front and left-hand gardens are laid to lawn. A concrete driveway provides access to the detached single garage. Between the garage and the side of the bungalow there is an enclosed paved courtyard area. An outside tap is provided to the front of the property.

SINGLE GARAGE

19' 11" x 8' 7" (6.08m x 2.64m), with electric roller access door, UPVC double glazed window and door to the side elevation, power and lighting.

NOTE

Subject to probate being granted which is in the process of being granted.



WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC352705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

