



2 Birkdale Close

Heighington, Lincoln, LN4 1SR

£265,000

A well-presented three bedroom detached bungalow situated in the popular and convenient village of Heighington to the South of the Cathedral City of Lincoln. The property has spacious accommodation comprising of Porch, Hall, Lounge, Dining Room, Conservatory, fitted Kitchen, three Bedrooms and a four piece Bathroom. Outside there is a lawned front garden with side driveway, an attached Single Garage and an enclosed and private rear garden. Viewing of the property is highly recommended.





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, with its mix of old and new properties, pubs, shops, primary school and a variety of other amenities, proves popular with people searching for a pleasant village to live.





ACCOMMODATION

PORCH

With tiled flooring.

HALL

With wooden flooring, storage cupboard and loft access point.

LOUNGE

19' 5" x 12' 2" (5.93m x 3.73m), with double glazed bow window to the front aspect and electric fire in a decorative surround.

DINING ROOM

9' 5" x 8' 0" (2.89m x 2.44m), with double glazed window to the side aspect.

KITCHEN

11' 1" x 9' 5" (3.39m x 2.89m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye-level electric oven, electric hob with extractor fan over, spaces for a washing machine, fridge freezer and slimline dishwasher, tiled splashbacks, laminate flooring and double glazed window to the side aspect.

CONSERVATORY

13' 5" x 11' 8" (4.09m x 3.58m), with double glazed French doors to the rear garden, tiled flooring and electric storage heater.

BEDROOM 1

14' 0" (max)" x 12' 4" (4.27m x 3.76m), with double glazed French doors to the Conservatory.

BEDROOM 2

14' 0" x 9' 4" (4.28m x 2.86m), with double glazed sliding doors to the rear garden and double fitted wardrobe.

BEDROOM 3

8' 6" x 7' 5" (2.60m x 2.27m), with double glazed window to the side aspect and fitted bedroom furniture including a double wardrobe, chest of drawers and bedside table.

BATHROOM

8' 4" x 5' 5" (2.56m x 1.66m), fitted with a four piece suite comprising of panelled bath with shower over and glass screen, close coupled WC, pedestal wash hand basin and bidet, tiled walls, tiled flooring, spotlights, chrome towel radiator and two double glazed windows to the side aspect.





OUTSIDE

To the front of the property there is a lawned garden and a driveway providing off-street parking for multiple vehicles and access to the Single Garage. To the rear of the property there is an enclosed and private garden laid mainly to lawn with mature shrubs, flowerbeds, patio seating areas and a greenhouse.

GARAGE

With up and over door to the front aspect, personal door and double glazed window to the rear aspect, light and power.

NOTE - The photos used in the marketing of this property were taken in 2023 and are for illustrative purposes only.



WEBSITE

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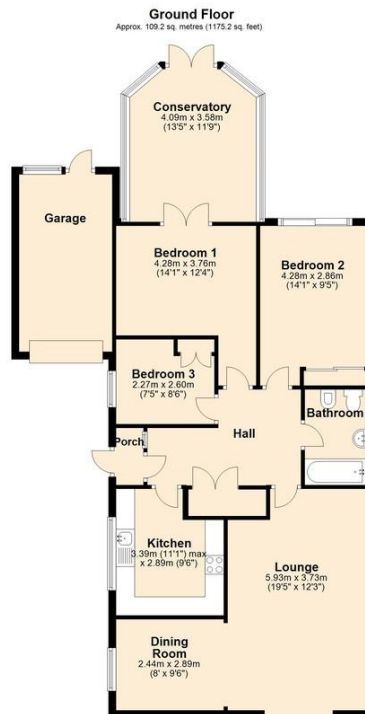
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