



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. The property is being sold with No Onward Chain.



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SERVICES

All mains services available. Gas warm air central heating system.

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

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

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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.

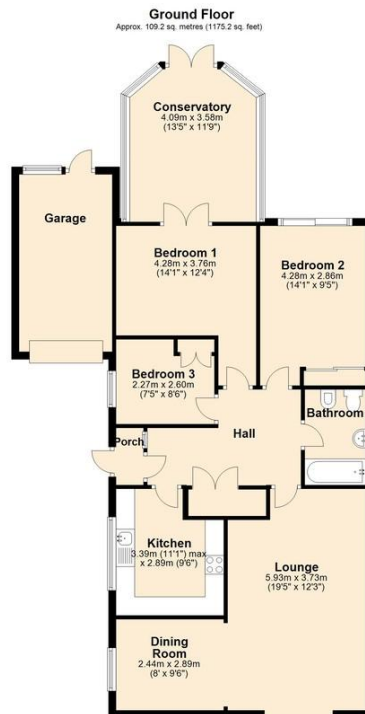
CMH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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.

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29 – 30 Silver Street
Lincoln
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22 Queen Street
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

