



12 Fen Road

Heighington, Lincoln, LN4 1JL

£125,000

A spacious three bedroom semi-detached house in the ever popular village of Heighington, to the South of the Cathedral City of Lincoln. In need of some modernisation to create the perfect home, the property has accommodation comprising of Hall, Lounge Diner, large Conservatory, Kitchen and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there are front and rear gardens, a side driveway, Outside WC, Utility Room and Store Room. The property further benefits from No Onward Chain and viewing is highly recommended to appreciate the potential on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E

COUNCIL TAX BAND – A

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.

NOTE

The property is of a non-traditional construction. On a Mortgage Application, some Lenders may not be available.



HALL With staircase to First Floor, storage cupboards and radiator.

LOUNGE/DINING ROOM 25' 10" x 10' 10" (7.88m x 3.32m), with wall-mounted gas fire, open decorative fireplace, radiator, storage cupboard, window to the rear aspect and double glazed sliding door to the Conservatory.

CONSERVATORY 17' 5" x 12' 2" (5.31m x 3.71m), with double glazed French doors to the rear garden and tiled flooring.

KITCHEN 12' 0" x 6' 10" (3.67m x 2.10m), fitted with wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks, electric oven and gas hob (not tested), space for a fridge freezer, radiator and double glazed window to the front aspect.

FIRST FLOOR LANDING With double glazed window to the front aspect.

BEDROOM 1 13' 7" x 10' 10" (4.16m x 3.32m), with double glazed window to the rear aspect and radiator.

BEDROOM 2 11' 10" x 10' 9" (3.61m x 3.29m), with double glazed window to the rear aspect, airing cupboard and radiator.

BEDROOM 3 10' 5" x 6' 11" (3.19m x 2.11m), with double glazed window to the front aspect, overstairs storage cupboard and radiator.

BATHROOM Fitted with a three piece suite comprising of panel bath with shower over, close coupled WC and pedestal wash hand basin, part-tiled walls, radiator and double glazed window to the side aspect.

OUTSIDE The property has a front garden with steps leading to the front door, mature shrubs and a side gravelled driveway. To the rear there is an enclosed garden laid to lawn with a patio area and mature shrubs. The property further benefits from an Outside WC, Utility Room and Brick Store.

UTILITY ROOM 8' 1" x 7' 1" (2.47m x 2.16m), fitted with wall and base units, space for a washing machine, lighting, power and window to the front aspect.

OUTSIDE WC With close coupled WC.

STORE 6' 2" x 5' 6" (1.9m x 1.68m)



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 Gilton Gray 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 them we will receive a referral fee of up to £125.

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

Mundys Financial Services 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 01525 250088 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 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

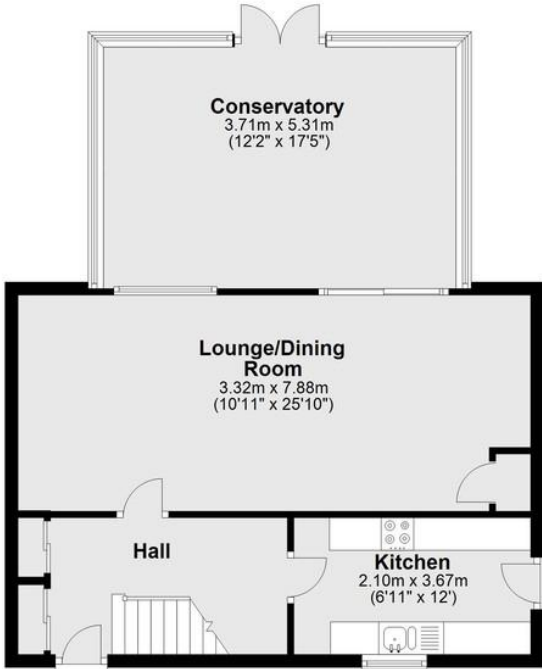
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they are for themselves and the vendors (Users) for whom they act as Agents given notice that:

1. The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys is any authority to make or give representation or warranty whatsoever 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 yourself 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. OC 353005. The partners are not partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

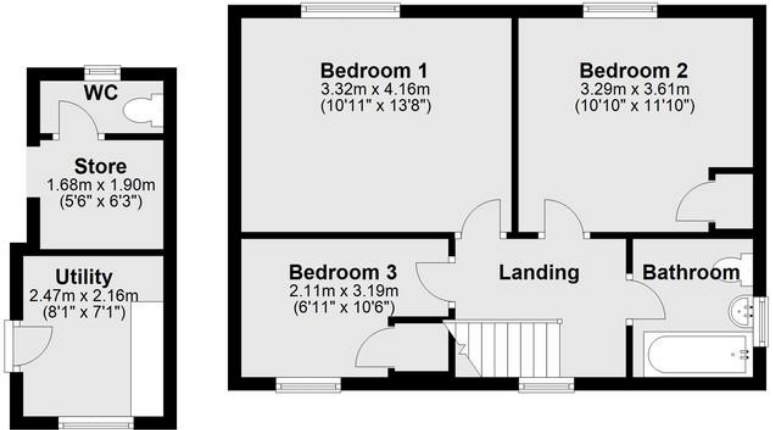
Ground Floor

Approx. 74.3 sq. metres (799.7 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 117.7 sq. metres (1267.1 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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 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.

