



12 Fen Road

Heighington, Lincoln, LN4 1JL

£90,000

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)



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GETTING A MORTGAGE
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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.

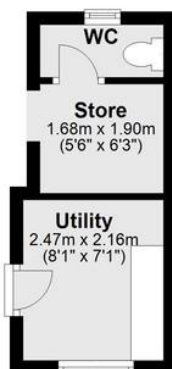
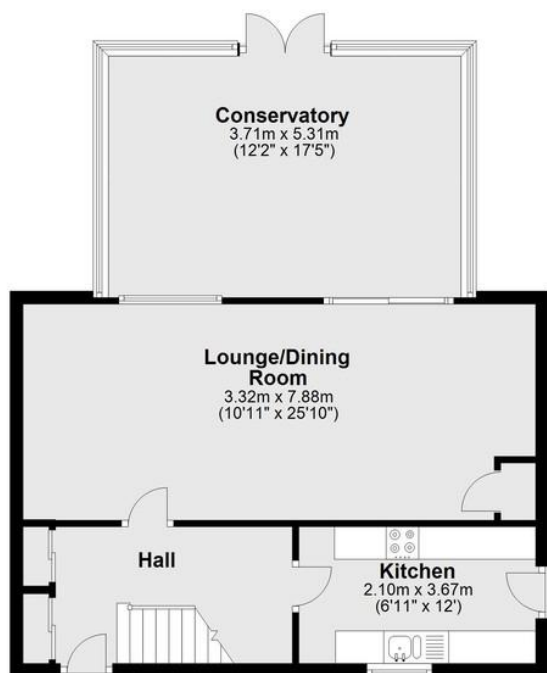
GENERAL
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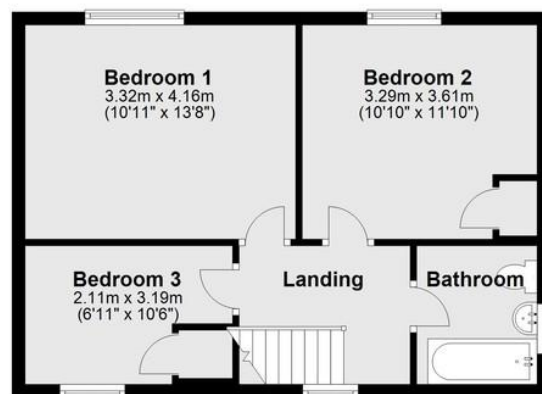
Ground Floor

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.

