



1 Beck Lane

Heighington, Lincoln, LN4 1JU



Book a Viewing!

£285,000

DEVELOPMENT OPPORTUNITY - NO ONWARD CHAIN! A fantastic opportunity to acquire a four bedroom detached cottage on a plot of approximately 0.19 acres (STS), in need of full renovation, but offering great potential, located in the heart of the popular village of Heighington. The internal accommodation comprises of Lounge, Dining Room, Sitting Room, Kitchen, Lean-To, Ground Floor Bathroom and a First Floor Landing leading to four Bedrooms. Outside is a gated driveway, a generous wraparound plot and large workshop. Viewing of this property is essential to appreciate the potential on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

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.





LOUNGE

21' 4" x 13' 1" (6.52m x 3.99m) With two decorative feature fireplaces, two radiators and double glazed window to the front aspect and window to the rear aspect.

SITTING ROOM

12' 11" x 10' 11" (3.96m x 3.33m) With double glazed window to the front aspect and radiator.

DINING ROOM

10' 5" x 9' 11" (3.18m x 3.03m) With gas fire set within stone fireplace, staircase to the First Floor Landing, under stairs storage cupboard, radiator and window to the rear aspect.

KITCHEN

12' 2" x 7' 3" (3.72m x 2.22m) Fitted with wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, spaces for fridge, freezer and washing machine, storage cupboard, two radiators and two windows to the side aspect.

LEAN TO

11' 3" x 5' 2" (3.43m x 1.60m) With door to the garden.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, part tiled walls, radiator and window to the rear aspect.

FIRST FLOOR LANDING

BEDROOM 1

12' 11" x 10' 11" (3.96m x 3.34m) With double glazed window to the front aspect, storage cupboard and radiator.

BEDROOM 2

13' 0" x 11' 0" (3.97m x 3.36m) With double glazed window to the front aspect, storage cupboard and radiator.

BEDROOM 3

10' 2" x 9' 11" (3.12m x 3.04m) With window to the rear aspect and radiator.

BEDROOM 4

9' 11" x 9' 0" (3.04m x 2.75m) With window to the rear aspect, storage cupboard and radiator.

WORKSHOP

17' 11" x 16' 5" (5.48m x 5.02m) Accessed either externally or via the Lounge, with light, power, coal bunker and outside WC.

OUTSIDE

The property sits on a generous wraparound plot of approximately 0.19 acres (STS) with gated driveway for off road parking, brick outbuilding, shed and mature trees.





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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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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.

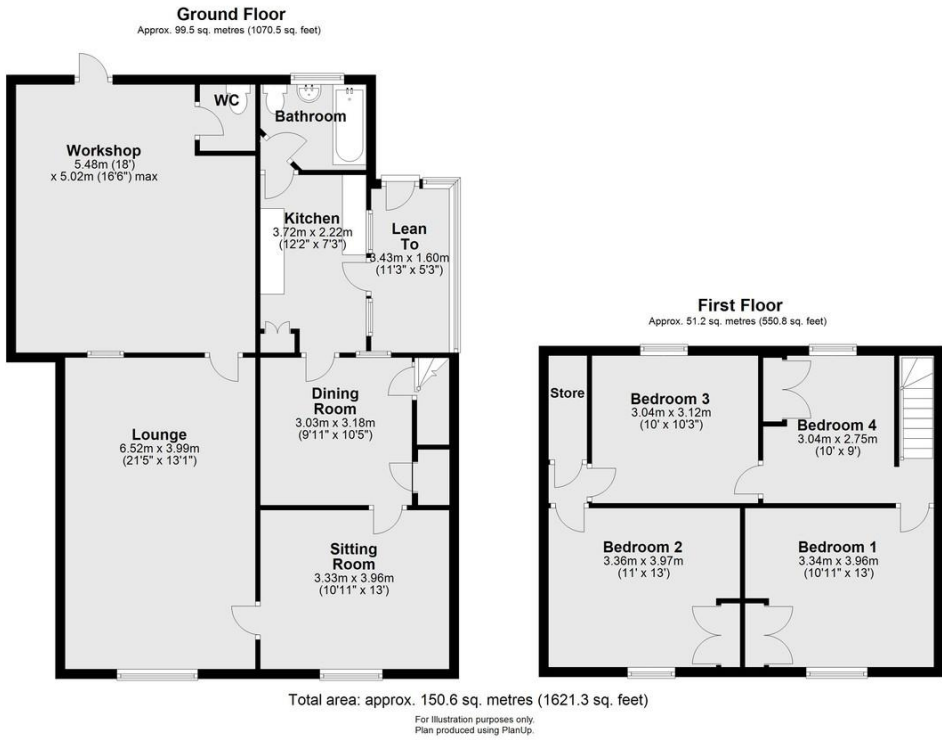
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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:

- 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.
- 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.

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