



**26 Curtis Drive, Heighington,
Lincoln, LN4 1GF**



Book a Viewing!

£395,000

Situated in a picturesque tucked away location at the end of a cul de sac, overlooking the village stream, an executive 4 bed room detached house with spacious and immaculate living accommodation comprising of Hall, Cloakroom/WC, Study, Lounge, Open Plan Kitchen/Dining Room, Utility Room and a First Floor Landing leading to four double Bedrooms, Master Bedroom with En-Suite Bathroom and Family Shower Room. Outside there is a front garden with beautiful views, a generous block paved driveway for multiple vehicles and a converted double garage providing a store and versatile Garden Room. To the rear of the property there is an enclosed garden. Viewing of this beautiful family home is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

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.



HALL

With double glazed windows to the front and side aspects, staircase to the first floor, radiator, wood effect flooring, and open plan to the Kitchen/Diner.

CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity style unit with storage beneath, towel radiator, spotlights, tiled walls, laminate flooring and double glazed window to the front aspect.

STUDY

8' 9" x 7' 2" (2.68m x 2.20m) With double glazed window to the front aspect and radiator.

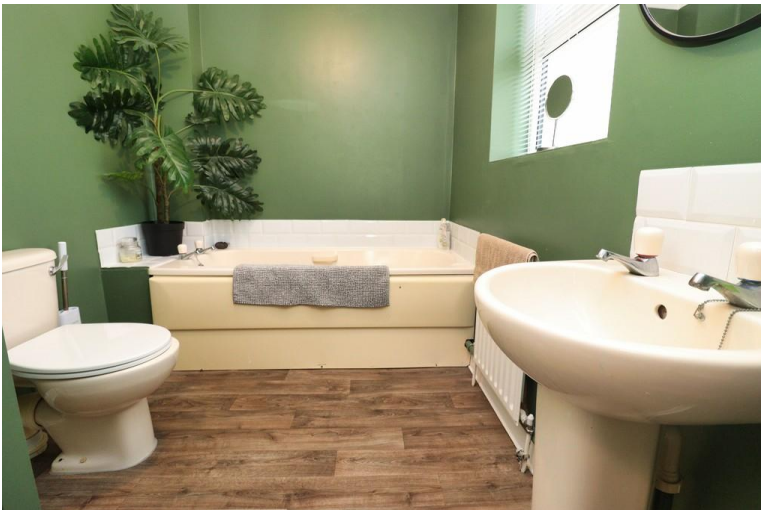


LOUNGE

17' 2" x 12' 0" (5.24m x 3.68m) With double glazed French doors to the rear aspect, laminate flooring and two radiators.

OPEN PLAN KITCHEN/DINER

24' 8" x 15' 5" (7.54m x 4.71m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, integral dishwasher, fridge and freezer, kickboard lights, tiled splashbacks, wood effect laminate flooring, two radiators and three double glazed windows to the front, side and rear aspects.



UTILITY ROOM

With spaces for washing machine and tumble dryer, stainless steel sink with side drainer and hot and cold taps, wall mounted gas fired central heating boiler, wood effect laminate flooring, radiator, double glazed window to the side aspect and door to the garden.

FIRST FLOOR LANDING

With airing cupboard and loft access point.

BEDROOM 1

14' 9 (max)" x 12' 4 (max)" (4.5m x 3.76m) With double glazed window to the front aspect and radiator.



EN SUITE BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the side aspect.



BEDROOM 2

14' 11" x 9' 1" (4.57m x 2.77m) With double glazed window to the front aspect and radiator.

BEDROOM 3

11' 5 (max)" x 9' 6 (max)" (3.48m x 2.9m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

11' 10 (max)" x 9' 5 (max)" (3.61m x 2.87m) With feature double glazed window to the front aspect and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with smart shower, close coupled WC and wash hand basin in a vanity style unit with storage beneath, tiled walls, wood effect laminate flooring, chrome towel radiator, spotlights and double glazed window to the rear aspect.

OUTSIDE

The property sits in a picturesque tucked away location at the end of a cul de sac, with block paved driveway providing off street parking for multiple vehicles. There is a lawned front garden overlooking the village stream. To the rear of the property there is an enclosed garden laid mainly to lawn with patio and decked seating areas, mature shrubs and shed. The double garage has been converted into a versatile room with garden store to the front with twin up and over doors.



GARDEN ROOM

15' 8" x 11' 10" (4.79m x 3.63m) Previously the Double Garage, this has now been converted to a versatile room which could be used as a home office, gym or garden room, with double glazed French doors to the garden, laminate flooring, spotlights and power





WEB SITE

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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.

CWH 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.

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.

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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.

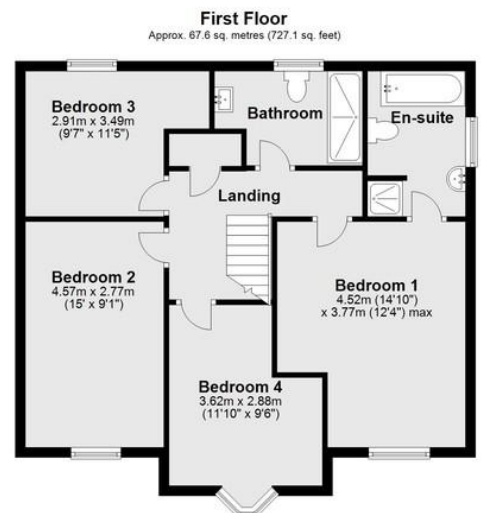
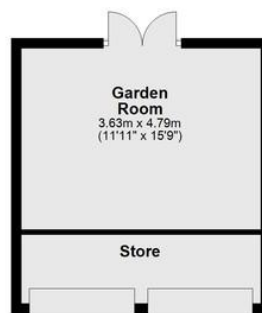
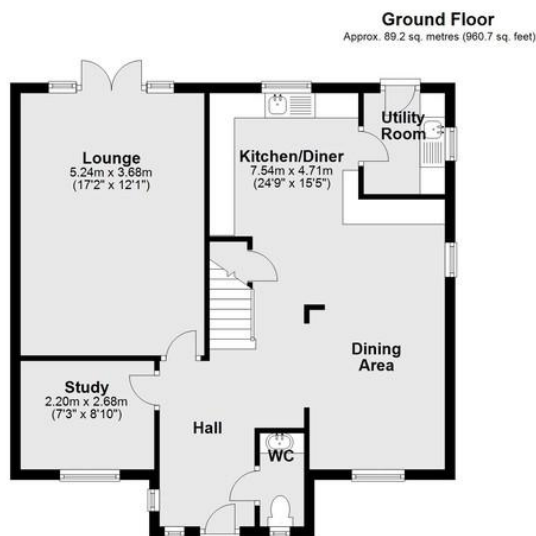
GENERAL

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:

1. 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.
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.

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Total area: approx. 156.8 sq. metres (1687.8 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

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