



## 1 Sheppards Close

Heighington, Lincoln, LN4 1TU



Book a Viewing!

**£315,000**

A spacious detached bungalow situated in a pleasant corner plot position within the ever popular village of Heighington. The well-presented accommodation comprises of Hall, Lounge, Dining Room, modern fitted Kitchen with integrated appliances, Utility Room, three Bedrooms, En-Suite to Master Bedroom and a Family Bathroom. Outside there are gardens the front, side and rear, a driveway providing off-road parking and Single Detached Garage. Viewing of the property is highly recommended.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – C.

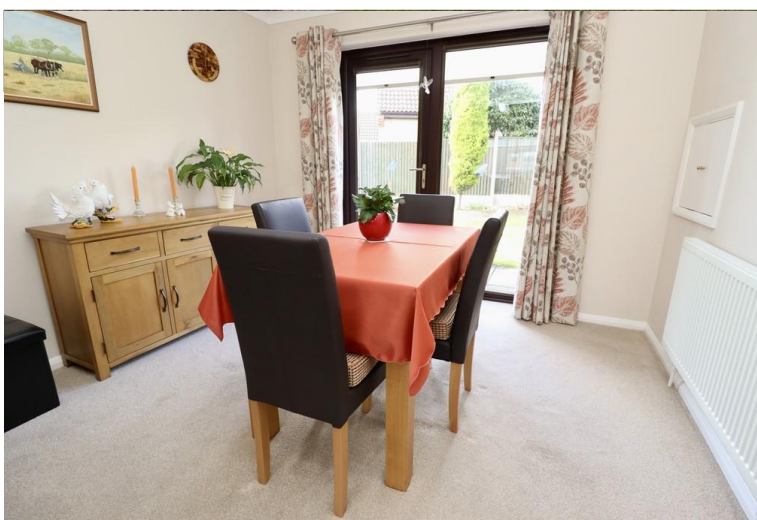
**LOCAL AUTHORITY** - North Kesteven District Council.

**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.







#### HALL

With double storage cupboard and radiator.

#### LOUNGE

12' 6" x 12' 0" (3.83m x 3.66m) With double glazed bay window to the front aspect, gas fire set within feature fireplace and radiator.

#### DINING ROOM

With double glazed door and window to the rear aspect and radiator.

#### KITCHEN

11' 0" x 8' 9" (3.36m x 2.69m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer and slimline dishwasher, eye level electric oven with microwave and grill, induction hob with extractor fan, breakfast bar, tiled splashbacks, wood effect laminate flooring and double glazed window to the rear aspect.

#### UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps over, spaces for washing machine and tumble dryer, tiled splashbacks, radiator and double glazed window and door to the rear aspect.

#### BEDROOM 1

11' 5" x 9' 10" (3.50m x 3.01m) With double glazed window to the front aspect, double wardrobe and radiator.



#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin on a vanity style unit, chrome towel radiator, tiled walls and double glazed window to the front aspect.

#### BEDROOM 2

10' 1" x 9' 6" (3.09m x 2.91m) With double glazed window to the side aspect, double wardrobe and radiator.



#### BEDROOM 3

9' 6" x 7' 6" (2.90m x 2.31m) With double glazed window to the front aspect and radiator.

#### BATHROOM

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



#### OUTSIDE

To the front of the property there is a landscaped gravelled garden with mature shrubs inset. There is a driveway providing off street parking for multiple vehicles and giving access to the single garage. The garage has an electric roller door to the front, side personal door, light and power. To the rear there is an enclosed garden laid mainly to lawn with patio seating area, mature shrubs, flowerbeds and garden shed.



#### 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](http://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, 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 Calum 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.

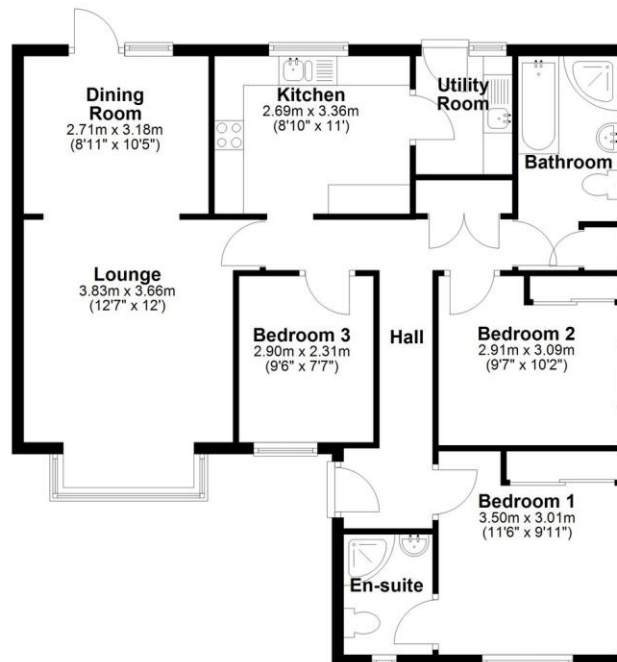
#### GENERAL

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:

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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#### Ground Floor



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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.

