



Hillside Cottage, 10 Potterhanworth Road

Heighington, Lincoln, LN4 1RJ



Book a Viewing!

£290,000

Situated close to the heart of the charming village of Heighington, just to the South of the Cathedral City of Lincoln, a beautiful two bedroom detached character property. The property has well-presented and spacious accommodation comprising of Entrance Hall, Lounge, Kitchen/Breakfast Room, Conservatory, four piece family Bathroom, Inner Hall and a First Floor Landing leading to two double Bedrooms, master with En-suite Shower Room. The property sits on a picturesque plot with block paved driveway, single garage and landscaped gardens. Viewing of this characterful property is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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.



ENTRANCE HALL

9' 11" x 8' 0" (3.03m x 2.44m) With radiator.

LOUNGE

15' 7" x 11' 8" (4.75m x 3.58m) With double glazed windows to the front and side aspects, gas fire set within a decorative fireplace, understairs storage cupboard and radiator.

KITCHEN/BREAKFAST ROOM

15' 2" x 11' 11" (4.64m x 3.64m) Fitted with a range of wall and base units with work surfaces over, eye level electric oven and electric hob with extractor fan over, spaces for fridge freezer and washing machine, stainless steel sink with side drainer and mixer tap over, decorative brick fireplace, tiled splashbacks, laminate flooring and radiator.

CONSERVATORY

11' 10" x 11' 0" (3.63m x 3.36m) With double glazed French doors to the garden, tiled flooring and radiator.

BATHROOM

7' 11" x 7' 3" (2.42m x 2.22m) Fitted with a four piece suite comprising of corner bath, shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls and flooring, spotlights, radiator and double glazed window to the rear aspect.



FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

11' 11" x 10' 7" (3.64m x 3.23m) With double glazed window to the rear aspect, decorative cast iron fireplace, double wardrobe and radiator.



EN-SUITE SHOWER ROOM

7' 2" x 4' 2" (2.20m x 1.29m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls and tiled flooring.

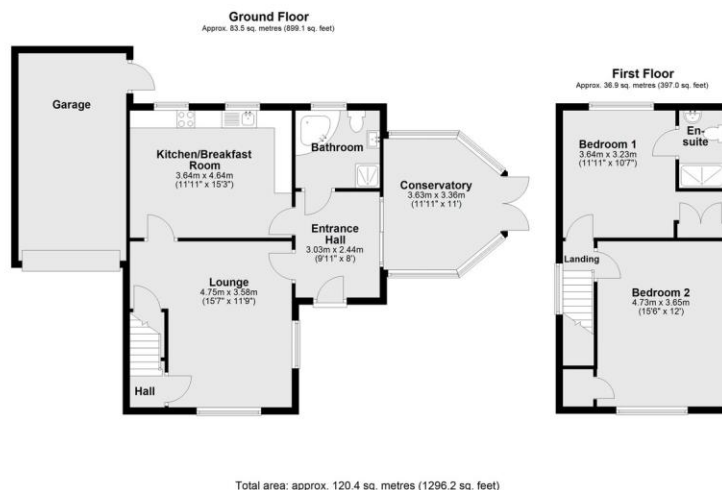
BEDROOM 2

15' 6" x 11' 11" (4.73m x 3.65m) With double glazed window to the front aspect, decorative cast iron fireplace, over stairs storage cupboard and radiator.



OUTSIDE

The property sits on a beautiful plot with block paved driveway providing off street parking for multiple vehicles and access to the garage. The single garage has an up and over door to the front and rear personal door, light and power. There are formal gardens with numerous patio and decked seating areas, covered seating area, lawned gardens, mature shrubs, well stocked borders and flowerbeds.



WEBSITE

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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.

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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.
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