



29 High Street

Heighington, Lincoln, LN4 1JS



Book a Viewing!

£200,000

A characterful cottage situated in the heart of the popular village of Heighington. We understand from the owners, that parts of the property date back to the 1700's. The cottage is Grade II Listed and has accommodation comprising of Lounge/Dining Room, Kitchen, First Floor Landing, Two Bedrooms and a Bathroom. To the rear of the property there is a beautiful endosed cottage style garden. Viewing of this property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — E.

COUNCIL TAX BAND — B.

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.



ACCOMMODATION

LOUNGE/DINER

15' 8" x 19' 9" (4.78m x 6.02m) With two windows to front aspect, staircase to the first floor, beams to ceiling, two radiators, door to rear garden, two fitted cupboards and feature fireplace.

KITCHEN

10' 6" x 5' 2" (3.22m x 1.58m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan over, plumbing for washing machine, space for fridge/freezer, heated towel rail, tiled flooring and splashbacks, feature exposed brick wall and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With storage cupboard and radiator.

BEDROOM 1

11' 8" x 7' 11" (3.57m x 2.43m) With double glazed window to the front aspect and radiator.

BEDROOM 2

10' 6" x 7' 8" (3.22m x 2.36m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over, close coupled WC and pedestal wash hand basin, tiled splashbacks, chrome towel radiator and double glazed window to the rear aspect.

OUTSIDE

To the rear of the property there is a beautiful enclosed cottage style garden with gravelled area, block paved patio seating area and decorative flowerbeds.





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

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

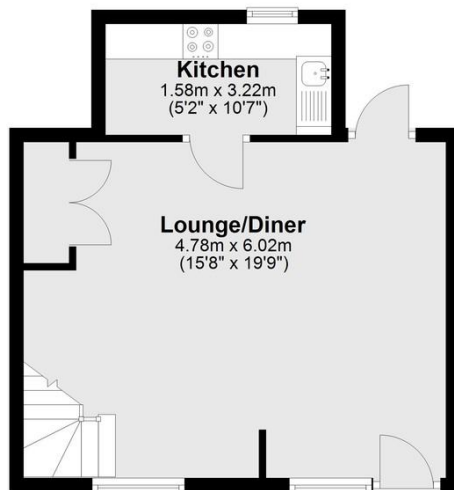
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

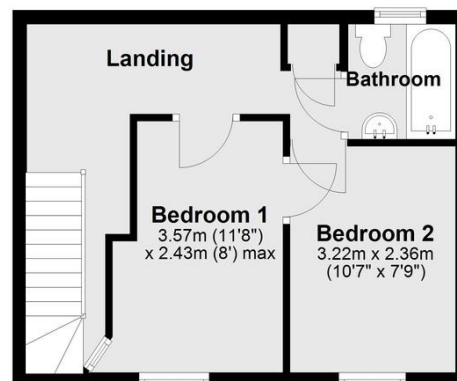
Ground Floor

Approx. 34.2 sq. metres (368.0 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



Total area: approx. 64.7 sq. metres (696.2 sq. feet)

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.

