



28 Washingborough Road

Heighington, Lincoln, LN4 1RE



Book a Viewing!

£229,000

A traditional 1930s Three-Bedroom Semi-Detached home located in the popular village of Heighington, just south of the historic Cathedral City of Lincoln. The property is ideally positioned within walking distance of the well-regarded village school, local shops, and two local public houses, making it a convenient setting for both families and commuters. The accommodation has been extended over time and comprises: Entrance Hall, Lounge, Dining Room, Kitchen, and Utility Room. To the First Floor there is a Landing leading to three Bedrooms and a family Bathroom. Externally, the property is approached via a driveway providing off-street parking. To the rear, there is a generous enclosed garden, providing an excellent outdoor space for families or entertaining. The property has been used as a long-term rental for approximately 25 years and now offers scope for improvement and modernisation. Buyers may wish to take advantage of the potential to update the décor, expose timber flooring, or extend the property further (subject to the necessary consents). The area has seen a variety of recent renovation and new-build activity, enhancing its long-term appeal for both home owners and investors. The property is offered for sale with no onward chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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 staircase to the first floor, under the stair storage cupboard and radiator.

LOUNGE

12' 4" x 11' 4" (3.78m x 3.47m) With double glazed bay window to the front aspect and radiator.

DINING ROOM

17' 3" x 11' 11" (5.26m x 3.65m) With double glazed window to the rear aspect and radiator.

KITCHEN

9' 11" x 8' 7" (3.04m x 2.62m) Fitted with a range of wall and base units with work surfaces over, 1.5 bowl sink with side drainer and mixer tap over, electric oven, gas hob, space for fridge freezer, tiled splashbacks, radiator and double glazed windows to the front and side aspect.



UTILITY ROOM

9' 11" x 7' 2" (3.04m x 2.19m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap, spaces for washing machine and tumble dryer, tiled splashbacks, wall mounted gas fired central heating boiler, radiator, double glazed window to the rear aspect and door to the garden.

FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

11' 5" x 12' 5" (3.48m x 3.79m) With double glazed window to the front aspect and radiator.



BEDROOM 2

12' 6" x 10' 11" (3.82m x 3.34m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

8' 7" x 7' 11" (2.64m x 2.42m) With double glazed window to the rear aspect and radiator.

BATHROOM

5' 11" x 5' 10" (1.82m x 1.78m) Fitted with a three-piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the front aspect.



OUTSIDE

To the front of the property is a lawned garden with mature shrubs and a driveway providing off street parking for multiple vehicles. To the rear is a generous enclosed garden laid mainly to lawn with mature trees, shrubs and metal 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

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

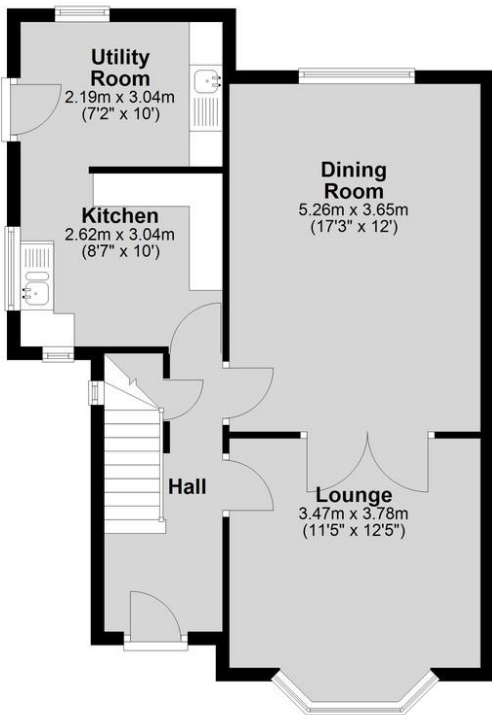
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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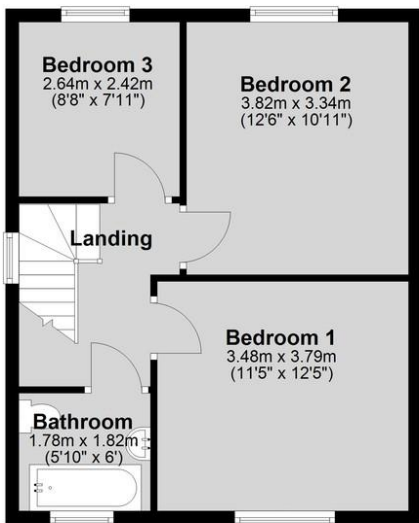
Ground Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 99.6 sq. metres (1071.7 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 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.

