



**8 Sheppards Close, Heighington,  
Lincoln, LN4 1TU**

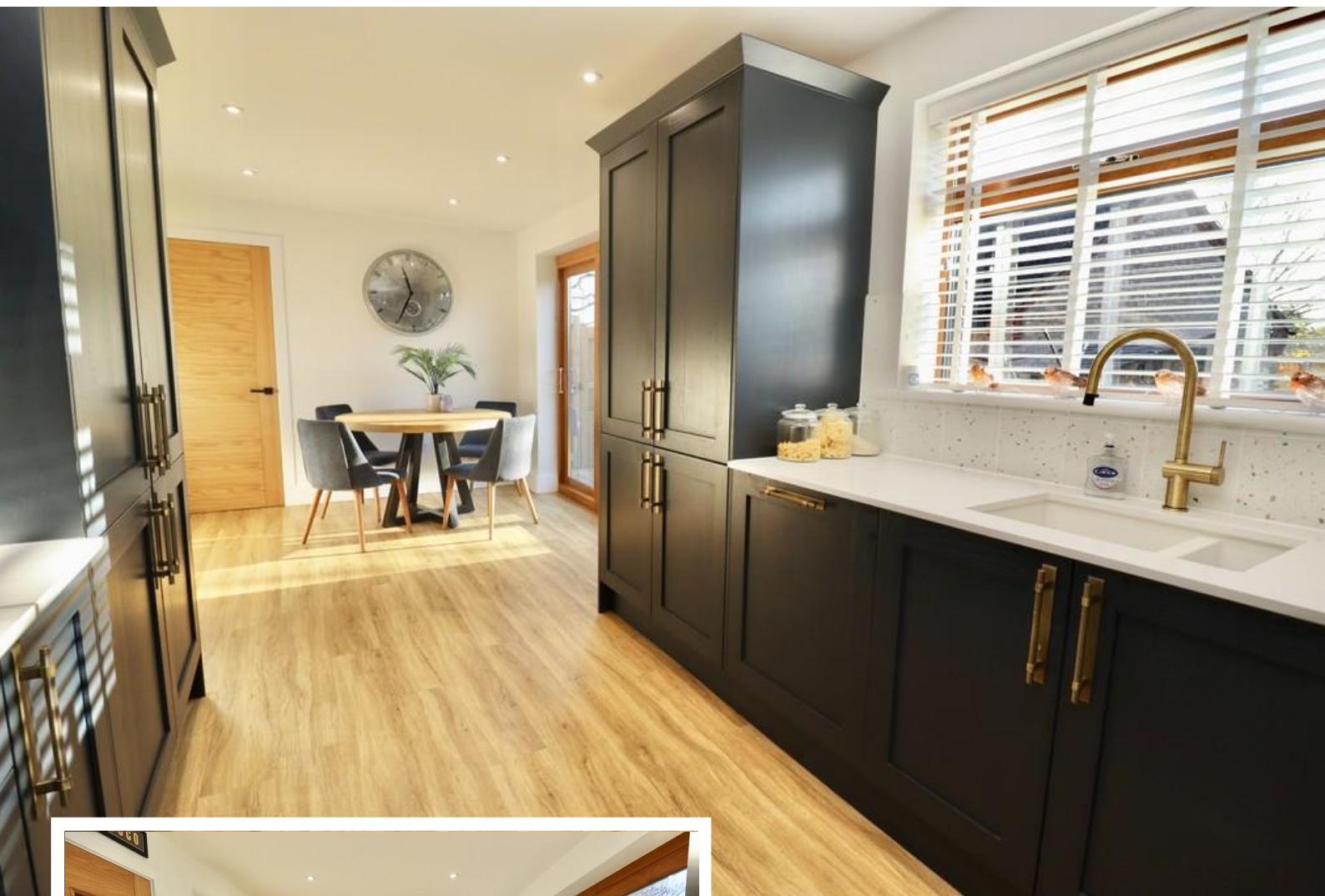


Book a Viewing!

**£465,000**

A truly exceptional Four Bedroom Detached Family Residence, exquisitely renovated to the highest standard, in the highly sought after village of Heighington. This remarkable home effortlessly combines contemporary sophistication with timeless elegance, offering an unparalleled living experience. Step through the welcoming Entrance Hallway into a refined Lounge, featuring a striking acoustic panelled feature wall and integrated sound system, perfect for both relaxation and entertaining. The bespoke Kitchen/Diner, fitted with premium integrated appliances, flows seamlessly to a Utility Room, while a dedicated Study and stylish Cloakroom/WC complete the ground floor accommodation. The first floor reveals four beautifully appointed bedrooms, including a Master Suite with contemporary En-suite Shower Room. A meticulously refitted Family Shower Room serves the remaining bedrooms, exemplifying the attention to detail throughout. Outside, the property enjoys immaculate front and rear gardens, a block paved driveway and a part garage/store. The remainder of the double garage has been thoughtfully transformed into a versatile space, currently a games room, yet equally suited as a home office, studio, or private retreat. Every element of this home reflects an uncompromising standard of craftsmanship and style. To truly appreciate the quality and refinement on offer, an early viewing is essential.





#### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – D.

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

**TENURE** – Freehold.

**VIEWINGS** – By prior appointment through Mundys.

#### LOCATION

Heighington is a highly sought after and attractive Lincolnshire village positioned approximately 4 miles south-east of the historic Cathedral City of Lincoln. Known for its strong community feel and blend of period and modern properties, the village offers an idyllic balance of countryside living with excellent access to city amenities. Heighington enjoys a wealth of local facilities, including two well regarded public houses - The Butcher and Beast and The Turks Head, a welcoming coffee shop, Spar convenience store, popular takeaways, hairdressers and a variety of independent local businesses. Neighbouring Washingborough offers further amenities including the newly opened Sainsburys food store. Heighington also has



a reputable primary school, making it a particularly appealing location for families. The area is surrounded by attractive countryside, with plenty of walking routes, cycle paths and outdoor spaces close by. Neighbouring villages such as Washingborough and Branston offer additional shops, services and leisure facilities, while Lincoln itself provides excellent transport links, schooling options, retail parks and cultural attractions.

## ACCOMMODATION

### ENTRANCE HALL

Featuring a staircase rising to the first floor, double glazed window to the side aspect, wood effect laminate flooring, spotlights and a modern tall radiator.

### STUDY

8' 3" x 8' 0" (2.52m x 2.45m) With double glazed window to the front aspect, wood effect laminate flooring, spotlights and radiator.

### LOUNGE

15' 8" x 12' 2" (4.80m x 3.71m) Featuring a double glazed window to the front aspect, an acoustic panelled feature wall, spotlights with a smart dimmer switch, integrated ceiling speakers and radiator.

### KITCHEN DINER

21' 7" x 8' 11" (6.59m x 2.73m) Refitted with a contemporary and high specification range of wall and base units with work surfaces over, complementing pan drawers and pantry style tall cupboards, undermount 1½ bowl sink with side drainer and mixer tap over, integrated AEG appliances including dishwasher, fridge and freezer, Rangemaster Infusion cooker with Neff extractor fan over, tiled splashbacks, wood effect laminate flooring, spotlights with a smart dimmer switch, modern tall radiator, double glazed window to the rear aspect and double glazed sliding patio doors to the rear garden.

### LOBBY

With side door to the garden, wood effect laminate flooring and spotlights.

### UTILITY ROOM

5' 8" x 5' 3" (1.75m x 1.62m) Fitted with base units with work surface over to complement the kitchen, sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, tiled splashbacks, wood effect laminate flooring, spotlights, radiator and double glazed window to the rear aspect.

### CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity stand with storage beneath and Pebble Grey LED illuminated mirror, contemporary black towel rail, wood effect laminate flooring, spotlights and double glazed window to the side aspect.

### FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard, loft access point, spotlights and radiator.





#### BEDROOM M 1

12' 2" x 11' 8" (3.72m x 3.58m) With double glazed window to the front aspect and radiator.

#### EN SUITE SHOWER ROOM

10' 5" x 3' 8" (3.18m x 1.13m) Refitted with a contemporary three piece suite comprising of shower cubicle with rainfall shower, close coupled WC and wash hand basin on a vanity stand with storage beneath and Pebble Grey LED illuminated mirror, contemporary gold towel rail, wood effect laminate flooring, spotlights and double glazed window to the side aspect.

#### BEDROOM 2

11' 5" x 9' 2" (3.48m x 2.80m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 3

10' 1" x 7' 7" (3.08m x 2.33m) With double glazed window to the front aspect and radiator.

#### BEDROOM 4

10' 7" x 8' 2" (3.24m x 2.49m) With double glazed window to the rear aspect and radiator.

#### BATHROOM

7' 1" x 5' 10" (2.17m x 1.78m) Refitted with a contemporary three piece suite comprising of walk in shower cubicle with rainfall shower, close coupled WC and wash hand basin on a vanity stand with storage beneath and Pebble Grey LED illuminated mirror, contemporary black towel rail, wood effect laminate flooring, spotlights and double glazed window to the rear aspect.

#### OUTSIDE

To the front of the property there is a lawned garden with path to the front door and inset shrubs. To the side there is a block paved driveway providing off street parking for multiple vehicles. The double garage has been mainly converted to create a games room, with part garage store remaining with up-and-over door to the front, light and power. To the rear of the property there is an enclosed and private rear garden laid mainly to lawn with a patio seating area, decked seating area, raised flowerbeds and access to the games room.

#### GAMES ROOM

17' 8 (max)" x 17' 7 (max)" (5.38m x 5.36m) A fully insulated and versatile space currently used as a games room but could make an ideal home office, with double glazed window to the front aspect, double glazed bifolding doors to the side, two electric radiators, storage cupboards with work surface over and sink with mixer tap, spotlights and power.





#### 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 & Co, Taylor Rose, 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.

CHW and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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 Surveyor 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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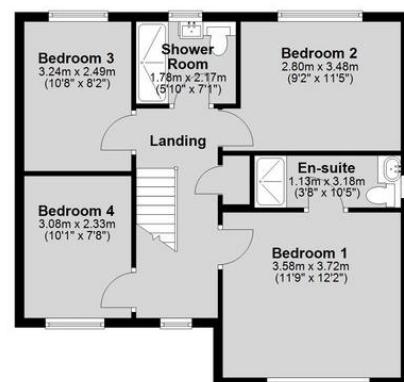
**Ground Floor**

Approx. 88.9 sq. metres (956.9 sq. feet)



**First Floor**

Approx. 57.5 sq. metres (618.8 sq. feet)



Total area: approx. 146.4 sq. metres (1575.8 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

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