



Heighington House
Heighington

MOUNT & MINSTER



Heighington House, Heighington, Lincoln, LN4 1RG



- Grade II Listed Georgian Residence • 4 Reception Rooms; Breakfast Kitchen; Pantry • Six Bedrooms; 5 Bathrooms • Garden room • Large Garden • Double Garage • Gym Space • Prominent Village Setting • Gravelled Driveway

INTRODUCTION

A stunning six bedroom Grade II Listed Stone Georgian residence with Victorian additions has been sympathetically updated by the current vendors. The property is situated in the highly desirable village of Heighington and benefits from spacious accommodation and a wealth of original features throughout. The property comprises of Three Reception Rooms, Six Bedrooms, Five Bathrooms, a Large Breakfast Kitchen, Garden Room, and Pantry. The property further benefits from a larger than average rear garden which is predominantly laid to lawn with a brick patio and alfresco dining area. To the side of the property there is parking for several cars and a double garage.

LOCATION

Heighington is a highly desirable and attractive village four miles east of the Cathedral City of Lincoln. The village boasts a primary school, sports clubs including football and bowls, two public houses, local convenience store and a regular bus service into the city.

ACCOMMODATION

Entrance Hall

Tiled flooring, wooden six panelled part glazed door with glass transom, letter box, radiator, mains smoke alarm.

Sitting Room

16'7" x 15'6" (5.06m x 4.73m)

Painted wooden floorboards, radiator, two wooden sash windows with original shutters, fitted cupboards, two ceiling lights, fireplace with stone mantle and tiled hearth, panelled wooden glazed door with shutters leading to the Garden Room.

Dining Room

16'6" x 15'6" (5.05m x 4.73m)

Carpet, pendant ceiling lights, radiator, two sash wooden windows with original shutters, fitted shelves and cupboards, serving hatch, fireplace with stone surround and mantle.

Kitchen

21'7" x 16'3" (6.59m x 4.96m)

Antico wooden flooring, fireplace with wooden surround, serving hatch, radiator, kitchen island unit with a range of fitted base units and iroko top, feature ceiling lights, a range of fitted wall and base units, space for American style fridge freezer, exposed timber beams, Smeg gas hob, Integrated Neff oven and grill, Neff microwave, recessed spotlights, ceramic sink and drainer with mixer tap and Quooker hot water tap, wooden awning windows, picture rails.

Pantry

12'11" x 8'0" (3.95m x 2.46m)

Antico wooden flooring, fitted shelving, wall mounted ceiling lights, timber hanging rail, space and plumbing for washing machine and dryer, wooden sliding windows, original brick and timber storage bins.

Garden Room

17'6" x 12'8" (5.34m x 3.88m)

Tiled flooring, vaulted lantern ceiling, wooden double glazed windows, wooden double glazed French doors, glass transom, radiator.

Study

12'8" x 7'8" (3.87m x 2.36m)

Carpet, wooden sliding windows, wall mounted lights, radiator, burglar alarm control panel.

Snug

13'10" x 13'11" (4.22m x 4.25m)

Feature fireplace with stone hearth wood burner, exposed timber beams, radiator, carpet, French doors to patio, fitted bookcase, wall mounted lights, three wooden sash windows.

Guest Bedroom

17'7" x 11'11" (5.36m x 3.64m)

Carpet , radiator, ceiling lights, wooden casement windows.





En-suite

Engineered bamboo flooring, three piece suite comprising of pedestal wash hand basin, WC and bath, mains shower, timber framed casement and awning window, panelling to dado.

Downstairs WC

Amtico wooden flooring, wooden paneling, dado rail, wall mounted wash land basin, low level WC, awning wooden window, radiator.

Back Hall

Amtico wooden flooring, wooden door leading to front drive, wooden panelled door providing access to rear garden, recessed spotlights, panelled glazed door leading to driveway, fitted cupboards, radiator.

First Floor Landing

Carpet, ceiling light, fitted storage cupboards.

Master Bedroom

21'5" x 14'10" (6.54m x 4.54m)

Carpet, radiator, ceiling light, wooden sash windows with shutters, two window seats, fitted shelving, picture rails.



En suite

Vinyl flooring, three piece suite comprising of WC, vanity wash hand basin, bath with mixer tap and shower hand attachment, window rails, mains heated towel rail, wall mounted mirror, tiled walls and splashbacks, wooden sash windows, exposed timber beams, ceiling light, mirrored wall, mains waterfall shower with hand attachment, extractor fan.

Bedroom Two

17'2" x 15'0" (5.24m x 4.59m)

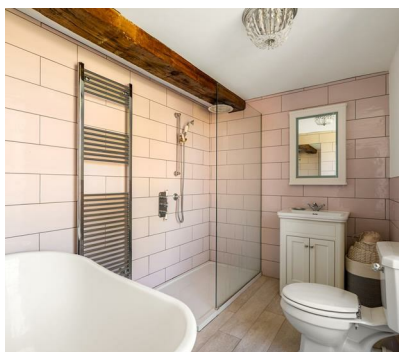
Carpet, fitted cupboards, two ceiling lights, two wooden sash windows, picture rails, two window seats, radiator.

En-suite

Wooden panelling to dado rail, four piece suite comprising of sink with vanity unit, WC, bath with mixer tap and shower hand attachment, bidet, walk in mains shower, exposed timber beam, mains heated towel rail, timber framed sliding windows, ceiling lights.

Boiler Boom

A pressurised system comprising of Dual Worcester gas boilers and dual water cylinders.



Bedroom Three

17'3" x 15'5" (5.27m x 4.72m)

Carpet, radiator, two wooden sash windows, two ceiling lights, fitted cupboards, picture rails, two window seats.

Bathroom

Tiled flooring, tiled splashbacks, WC, pedestal wash hand basin, mains shower with secondary hand attachment, two wall mounted mirrored vanity units, mains heated towel rail, ceiling light, extractor fan.

Second Floor Landing

Carpet, fitted cupboards, ceiling light.

Bedroom Four

21'0" x 17'1" (6.42m x 5.22m)

Carpet, radiator, three velux roof lights, timber frame casement window, exposed timber beams, ceiling lights, vaulted ceilings.

Bedroom Five

17'3" x 11'6" (5.28m x 3.53m)

Carpet, radiator, wooden sliding window with six glazed panels, exposed timber beams, ceiling lights, door to attic storage, vaulted ceilings.

Bathroom

Tiled flooring, three piece suite comprising of wash hand basin, WC and freestanding bath with claw feet and chrome mixer tap with hand shower attachment, mains feature walk-in shower with waterfall head and hand shower attachment, exposed timber beams, mains heated towel rail, wooden sliding windows, radiator, extractor fan, recessed spotlights, mirrored vanity unit.

Outside

This Georgian and Victorian Stone House offers gated parking with an electric sliding door on a gravel driveway to the side for several cars. There is a large stone under pantile double garage with up and over door. The garage has power and light and has been separated in half to create a gym as well as storage space. To the rear is a walled predominantly laid to lawn garden with floral and herbaceous borders, mature trees dwarf walls and stone flag patio. There is also an alfresco dining area, and summer house.

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: Exempt

COUNCIL TAX BAND

Council Tax Band: G

VIEWINGS

Strictly via the Agents: 01522 716204

PARTICULARS

Drafted and photographs taken following clients' instructions of April 2025.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

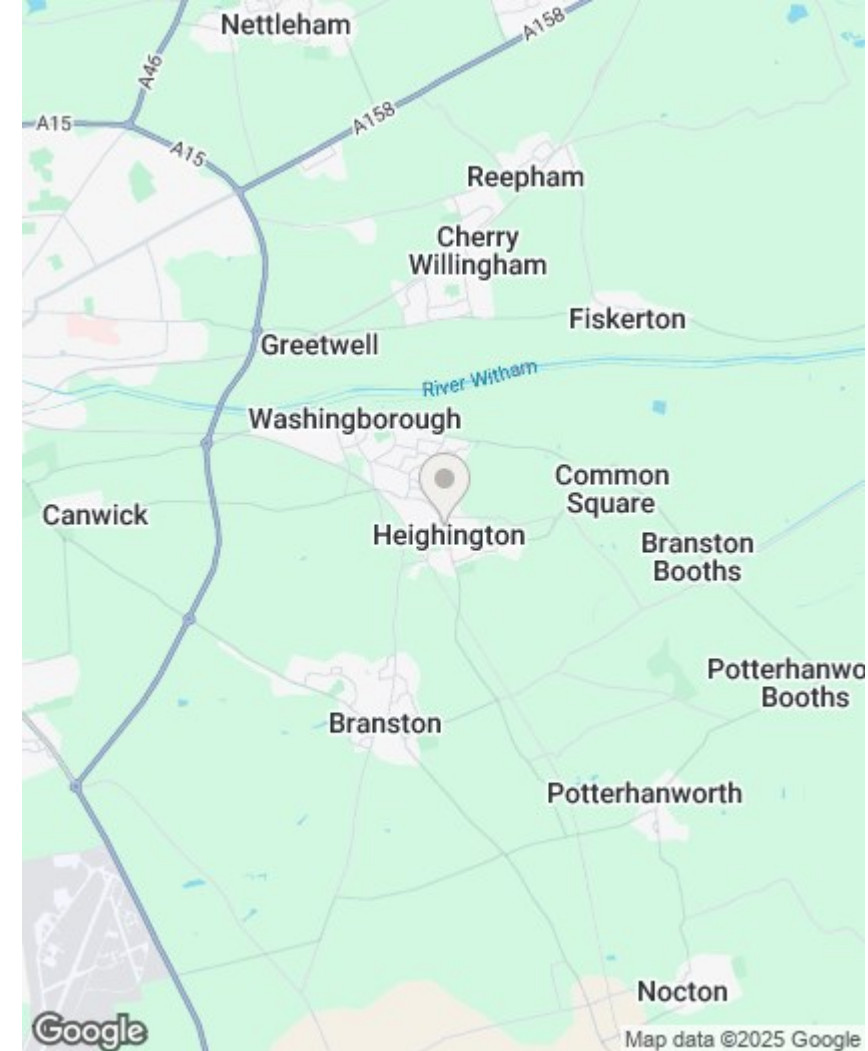
E: Ellen@mountandminster.co.uk



Heighington House, High Street, Lincoln, Lincolnshire
Approximate Gross Internal Area
Main House = 447 Sq M/4812 Sq Ft
Garage = 40 Sq M/431 Sq Ft
Outbuilding = 25 Sq M/269 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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