



12 St Aubins Crescent
Heighington, Lincoln

BROWN & CO JH Walter



12 St Aubins Crescent, Heighington, Lincoln, LN4 1GH

A spacious detached family home in a quiet cul-de-sac, situated in the highly sought after village of Heighington.

The property benefits from well presented accommodation comprising of an entrance hall, WC, kitchen / dining room, utility, living room and study to the ground floor, along with a master bedroom with en-suite, three further double bedrooms and bathroom to the first floor.

Outside there are driveways to the front and rear along with a large garage. To the rear is an enclosed lawned garden with paved patio area.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, storage cupboard

WC

WC, wash basin, radiator.

Living Room

Two double glazed windows to front, French doors opening to side elevation, gas fire with decorative surround, two radiators.

Study

Dual aspect double glazed windows to front and side, radiator.

Kitchen / Dining Room

Dual aspect double glazed windows to side and rear, one and a half drainer sink, preparation worktops, space for fridge, integrated gas hob with oven below and extractor hood over, space for dishwasher, tiled splash backs, tiled flooring, two radiators.

Utility

Double glazed window and entrance door to side, stainless steel drainer sink, worktops, storage units, spaces for washing machine, tumble dryer and fridge, wall mounted boiler.

First Floor

Landing

Double glazed window to front, airing cupboard, loft access, radiator.

Bedroom One

Double glazed windows to front and side, built in wardrobes, radiator.

En Suite

Double glazed window to rear, shower cubicle, WC, pedestal wash basin, radiator.

Bedroom Two

Double glazed window to side, built in wardrobe, radiator.

Bedroom Three

Double glazed windows to front and side, built in wardrobes, radiator.

Bedroom Four

Double glazed window to side, radiator.

Bathroom

Double glazed window to rear, bath with shower attachment, pedestal wash basin, WC, radiator.

Outside

To the front is a block paved driveway providing parking whilst to the rear is a second driveway which leads to a large garage with electric roller door and a personnel door which leads to the rear garden. To the front is a lawn and to the rear an enclosed garden consisting of lawn, paved seating area and a gravelled area.

Amenities

The popular village of Heighington lies 5 miles from Lincoln with good transport links. The village offers a wealth of amenities including Millfield primary academy, Spar shop with post office and butchers and two public houses.



TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band E

MOBILE

We understand from the Ofcom website there is limited mobile coverage from EE, O2, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

01522 504304

lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

12, St. Aubins Crescent Heighington LINCOLN LN4 1GH	Energy rating D	Valid until: 10 November 2025
Certificate number: 9940-2809-7792-9595-4011		

Property type: Detached house
Total floor area: 143 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

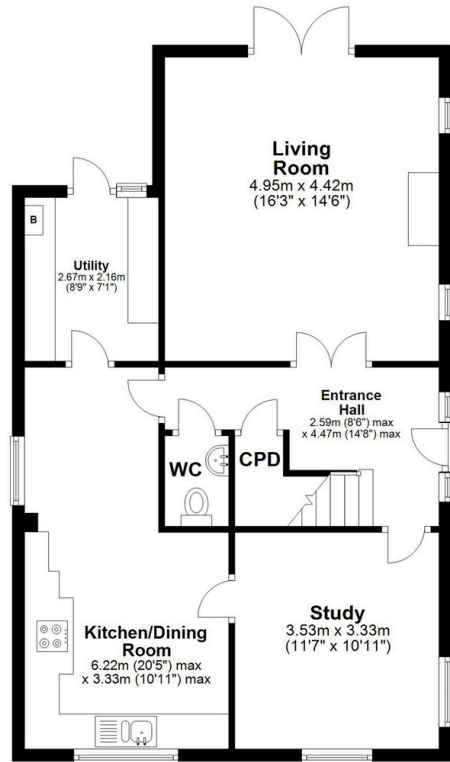
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



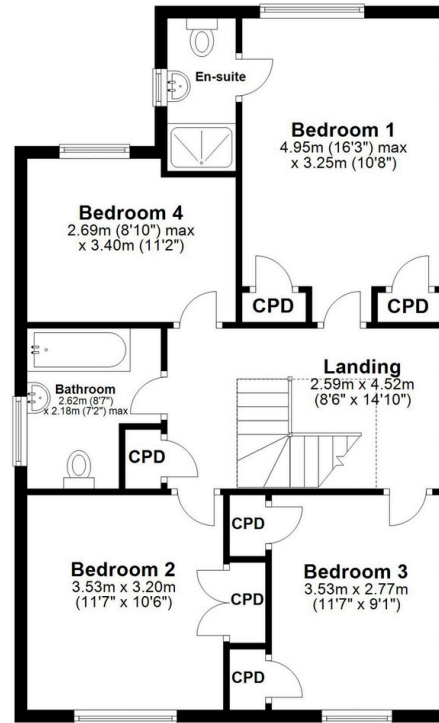
Ground Floor

Approx. 70.9 sq. metres (763.6 sq. feet)



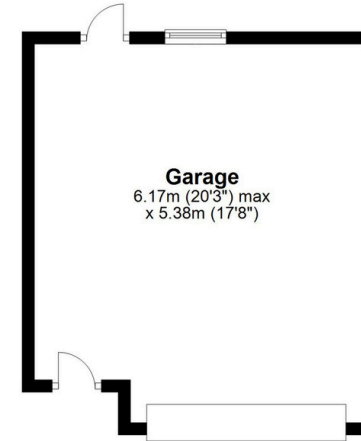
First Floor

Approx. 71.1 sq. metres (765.4 sq. feet)



Garage

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 174.1 sq. metres (1874.4 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Plan produced using PlanUp.

12 St Aubins Crescent, Heighington

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