



The Crew Yard  
3 Grange Lane, Heighington, Lincoln

**BROWN & CO** JHWalter







## The Crew Yard, 3 Grange Lane, Heighington, Lincoln

A beautiful five bedroom stone barn conversion situated in the heart of the sought after village of Heighington. This impressive dwelling offers well presented and spacious accommodation extending to 2,485 sq ft and sits in around 0.18 of an acre. This flexible single storey property comprises an entrance hall, generous lounge and dining room, kitchen, utility room, five bedrooms, three bathrooms and an integral garage.

Outside the front and side elevation offers a gravel driveway leading to a private walled and fenced garden with mature planting and clipped box hedges along with a timber garden shed. The rear elevation offers a private courtyard garden with stone wall boundaries and beautifully landscaped grounds.



### ACCOMMODATION

#### Entrance Hall

Double glazed French doors to rear elevation, double radiator, doors to lounge and hallway.

#### WC

Two piece suite comprising low flush wc and wash basin.

#### Lounge

With double glazed casement window to front and rear elevation, double glazed door to rear elevation, Inglenook fireplace with wood burning stove, two radiators, door to;

#### Dining Room

Double glazed picture window and door to rear elevation, double radiator, door to kitchen and archway to rear hall.

#### Kitchen

Double glazed casement windows to front elevation, fitted wall and base units with one and a half bowl drainer sink, water softener, Bosch oven/grill, Neff four electric hob with extractor over, Miele dishwasher, double radiator, door to;

#### Utility

Double glazed door to front elevation, fitted base units with stainless steel drainer sink, space and plumbing for washing machine and tumble dryer, single radiator.

#### Bedroom Five/study

Double glazed casement window to side elevation, single radiator.

#### Bedroom One

Double glazed casement window to side elevation, double radiator, door to;

#### En-suite

Double glazed window to side elevation, three piece suite comprising shower cubicle with dual shower head, Villeroy and Bosch low flush WC, wash basin in vanity unit, heated towel rail, fully tiled walls, extractor.

#### Bathroom

Double glazed casement window to front elevation, four piece suite comprising tiled bath, pedestal wash basin, mid flush WC, shower cubicle, single radiator, extractor, part tiled walls.

#### Hallway

With double glazed casement window to rear and side elevations, loft access, airing cupboard, two radiators, door to;

#### Integral Garage

With electric up and over door, power, light, Worcester boiler, double glazed casement window to side elevation.

#### Bedroom Two

Double glazed casement window to side elevation, single radiator.

#### Bedroom Three

Double glazed casement window to side elevation, double radiator, door to;

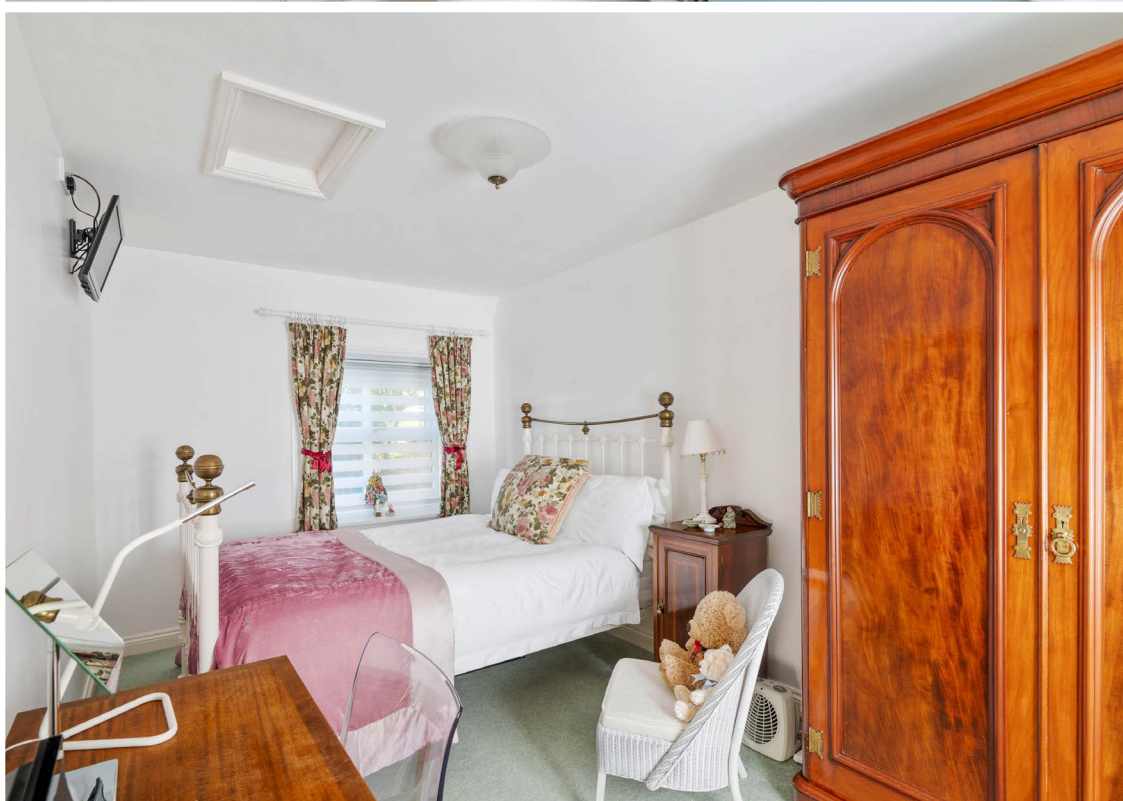
#### En-suite

Three piece suite comprising low flush WC, pedestal wash basin, shower cubicle, heated towel rail, fully tiled walls, extractor.

#### Bedroom Four

Double glazed casement window to side and rear elevation, double radiator, loft access.







### Outside

The front and side elevation offers a gravel driveway leading to a private walled and fenced garden with mature planting and clipped box hedges along with a timber garden shed. The rear elevation offers a private courtyard garden with stone wall boundaries and beautifully landscaped grounds. The property is situated on a private road shared by just five dwellings which all own part of the road and share the maintenance.

### 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, coffee shop and two public houses.

### Tenure & Possession

Freehold and for sale by private treaty.

### Council Tax

Band F

### Services

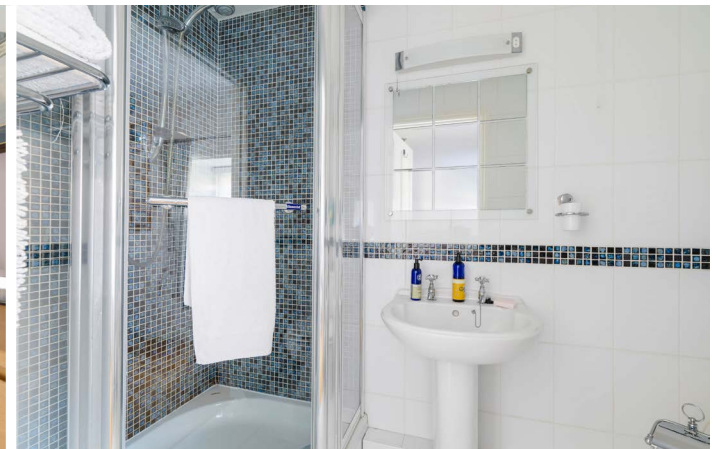
We understand the property offers mains water, gas, electric and mains sewer connections.

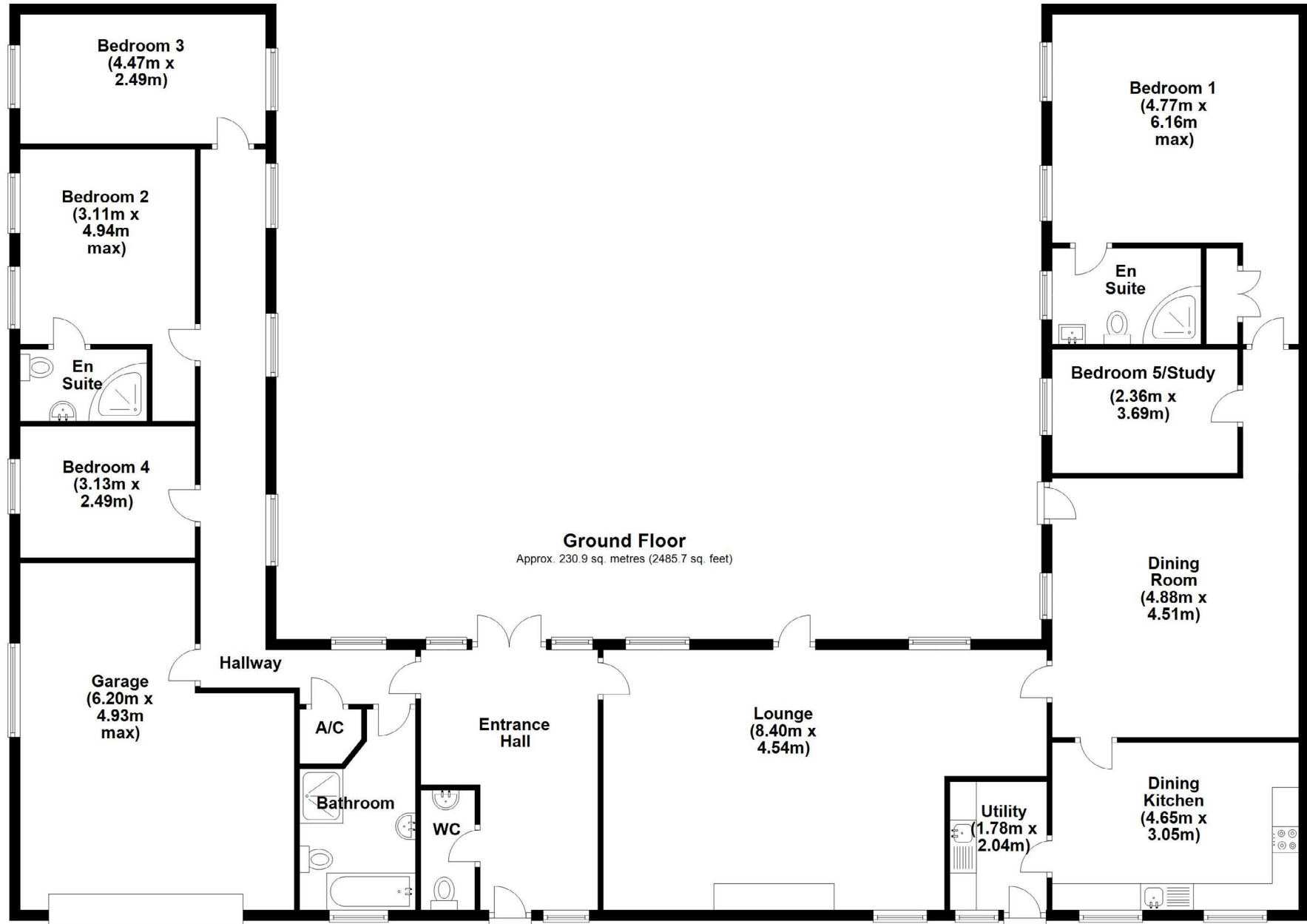
### Broadband & Mobile

We understand from the Ofcom website that standard and ultrafast broadband are available in the area with a max download speed of 1000mbps and max upload speed of 100 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

### 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.





**Ground Floor**  
 Approx. 230.9 sq. metres (2485.7 sq. feet)

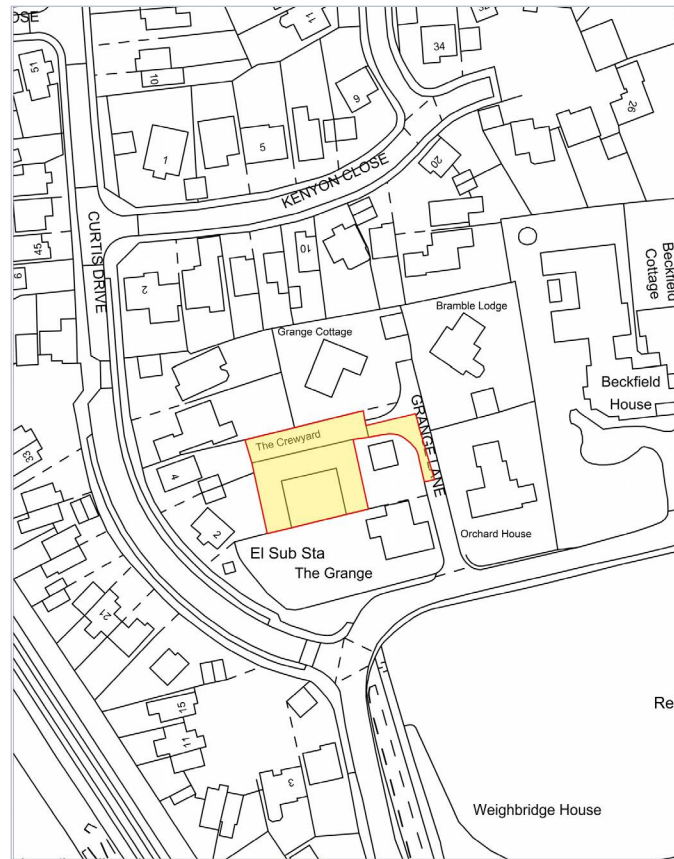
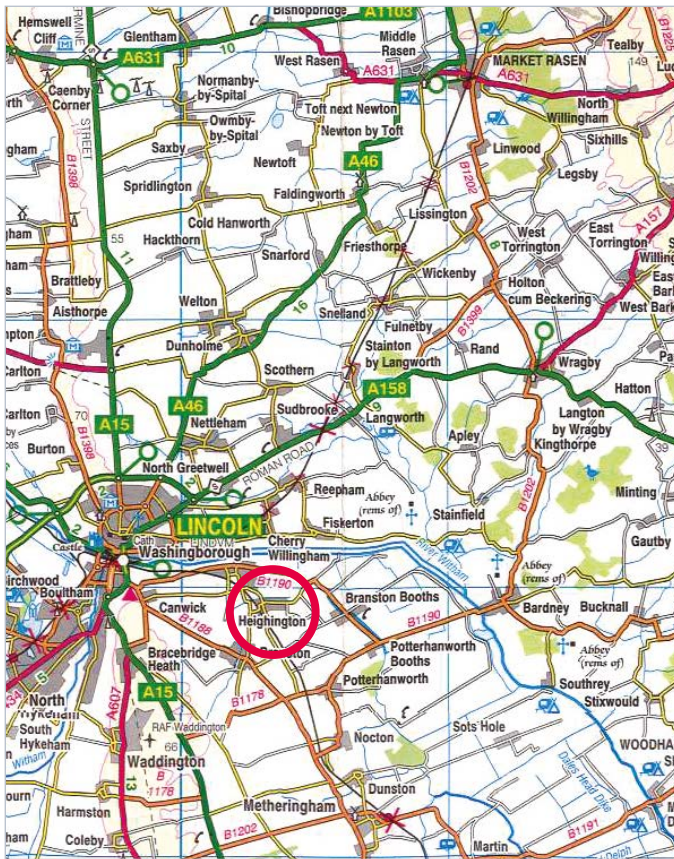
Total area: approx. 230.9 sq. metres (2485.7 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
 Plan produced using PlanUp.









Directions - LN4 1QN  
 Enter the village from Branston Road continue round to the right onto Station Road. Just after the turning for Curtis Drive turn left onto Grange Lane and the property is on your left.

Agent  
 James Mulhall  
 01522 504304  
 lincolncitycentre@brown-co.com

<https://what3words.com/cans.body.placed>

**Energy performance certificate (EPC)**

3 Grange Lane Heighington LINCOLN LN4 1QN	<b>D</b>	Energy rating Valid until: 16 September 2034 Certificate number: 1434-6021-5400-0183-2296
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Property type: Detached bungalow  
 Total floor area: 195 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	79 C
39-54	E		
21-38	F		
1-20	G		

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

**IMPORTANT NOTICES**

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