



9 Garratt Close
Heighington, Lincoln

BROWN & CO JH Walter



9 Garratt Close, Heighington, Lincoln

An immaculately presented property which has been extensively refurbished and extended by the current vendors. The property extends to around 2,306 sq ft and nestles in a corner plot of around 0.15 of an acre. This modern family home comprises an entrance hall, living room, dining room, open plan kitchen/diner/living room, utility, cloakroom, study and integral garage to the ground floor. The first floor offers five bedrooms, walk in wardrobe, two en-suite bathrooms and a family bathroom.

Outside features a gravel driveway leading to the garage and side access. The rear garden is mainly laid to lawn with fenced/hedged boundaries, patio area and a fantastic games room/entertainment space with bar and integrated speaker system.



ACCOMMODATION

Entrance Hall

With front door and double glazed window to the front, oak stairs rising to first floor, tiled floor, feature radiator and understairs storage cupboards and drawers.

Lounge 4.01m max x 3.81m max

With double glazed window to front elevation, fitted blind, feature fireplace (not in use) with stone hearth and radiator.

Cloakroom

Two piece suite comprising low flush wc, wash hand basin and heated towel rail.

Kitchen/Living Space 8.23m x 4.93m

With double glazed window and bifold doors to the rear garden, modern fitted kitchen with a range of wall and base units and island unit with quartz work surfaces, integral full height fridge and freezer, integral dishwasher, inset sink, space for range cooker with AEG extractor fan over and further fitted entertainment/storage unit.

Dining Room 3.78m x 3.63m

With two feature radiators, fitted corner bench seating, door to;

Utility Room 1.88m x 1.57m

Fitted wall and base units with stainless steel sink and drainer, space and plumbing for washing machine and door to Garage.

Office Space 4.62m x 2.44m

With double glazed window to the rear elevation and double glazed double doors to the side elevation, fitted double desk, side and wall storage.

First Floor Landing

With double glazed window to the front elevation, two radiators, loft access, built in airing cupboard and radiator.

Bedroom One 4.70m max x 4.62m max

With double glazed window to the rear, fitted blind and radiator.

Walk In Wardrobe 2.26m x 1.40m

Fitted with a range of shelving and hanging rails.

En-Suite Bathroom

With double glazed window to the rear elevation, four piece suite comprising fitted bath, low flush wc, wash hand basin in vanity under, walk in shower, heated towel rail, tiled floor and walls.

Bedroom Two 4.62m x 3.53m

With double glazed window to the rear elevation, fitted blind and radiator.

En-Suite Shower Room

With double glazed window to the front elevation, two piece suite comprising shower cubicle, low flush wc, heated towel rail, tiled floor and walls, extractor fan.

Bedroom Three 3.81m max x 3.96m

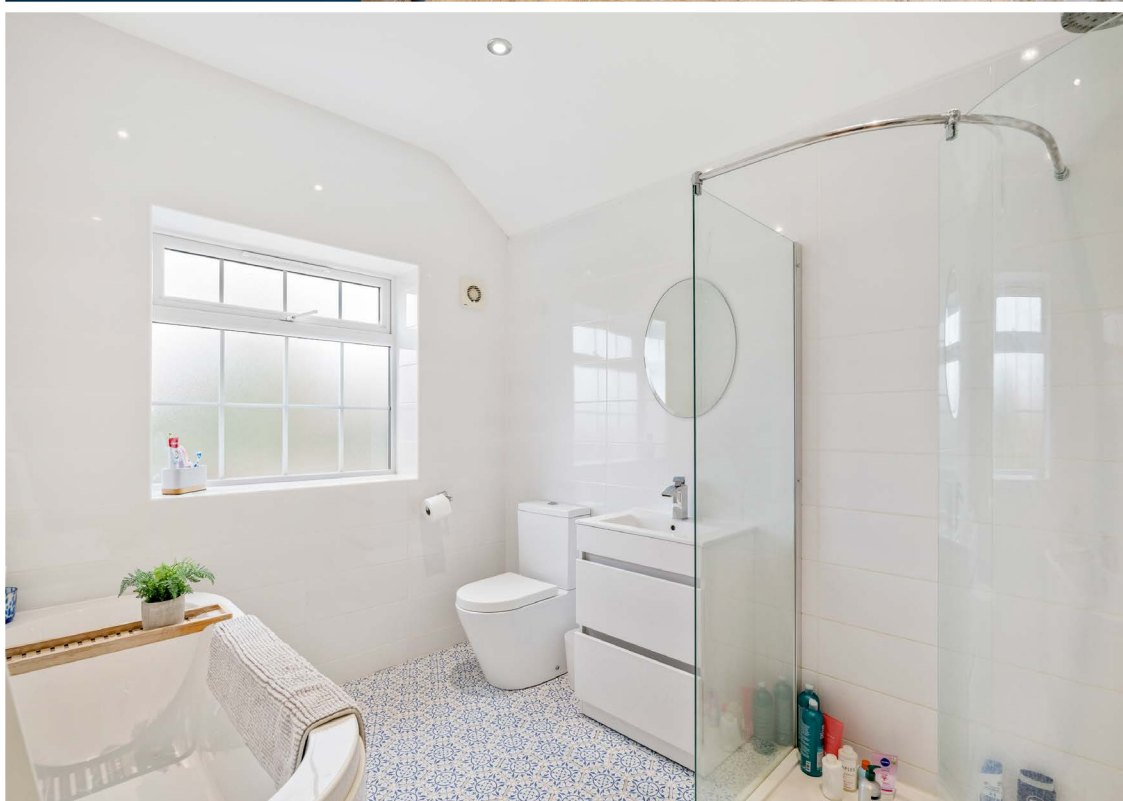
With double glazed window to the front elevation, fitted blind and radiator.

Bedroom Four 3.07m x 3.66m

With double glazed window to the side elevation and radiator.

Bedroom Five 2.97m max x 2.41m max

With double glazed window to the front elevation and radiator.



Bathroom

Three piece suite comprising panelled bath with shower over, wash basin in vanity unit, low flush wc, heated towel rail, extractor fan, tiled floor and walls.

Integral Garage 4.67m x 4.39m

With electric roller door, wall mounted Viessmann gas central heating boiler (installed in 2023), hot water cylinder and water softener, a range of fitted storage cupboards and work surfaces with space for dryer.

Outside

Property benefits from a generous gravel driveway to the front providing off road parking for numerous vehicles, access to the integral garage and gated side access to the rear garden.

To the rear is a generous fence panel and hedge enclosed garden with patio areas to the side and rear, an area of lawn with raised flower and shrub borders, timber storage shed, outside light and a further patio area providing access to:-

Garden Room 7.80m max x 7.29m max

With bifold doors opening to the rear garden, this fully insulated and heated space is currently configured as a games room/bar with integral speaker system and fitted side with inset tap and drinks fridge below.

Services

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

Mobile

Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

Broadband

We understand from the ofcom website that standard, super fast and Ultra Fast broadband are available in the area with a maximum download speed of 1000 Mbps and a maximum upload speed of 100 Mbps.

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

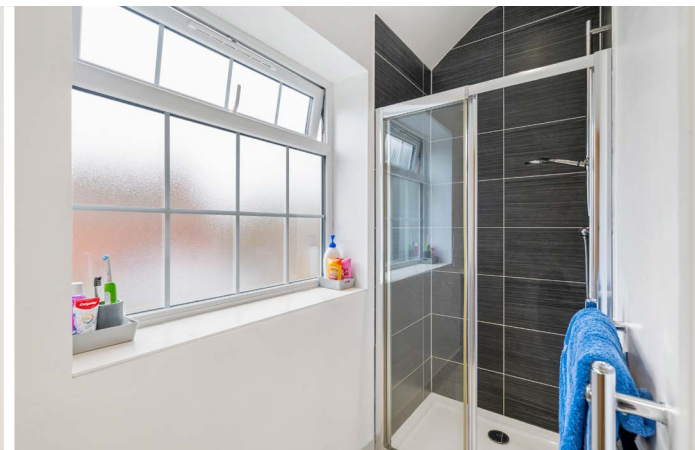
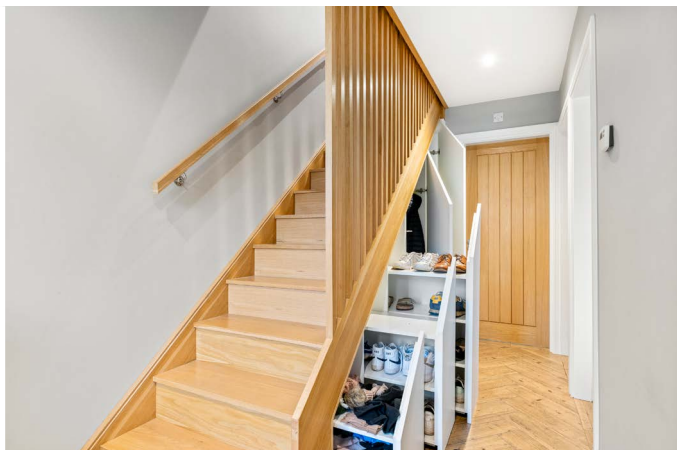
Freehold and for sale by private treaty.

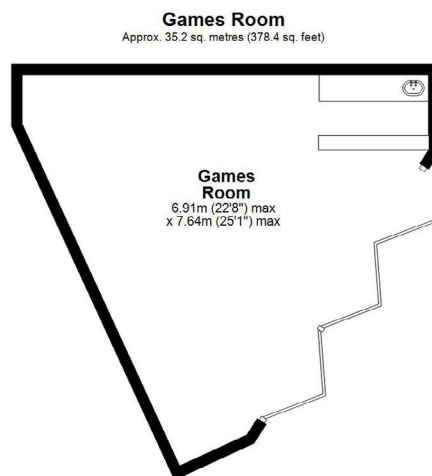
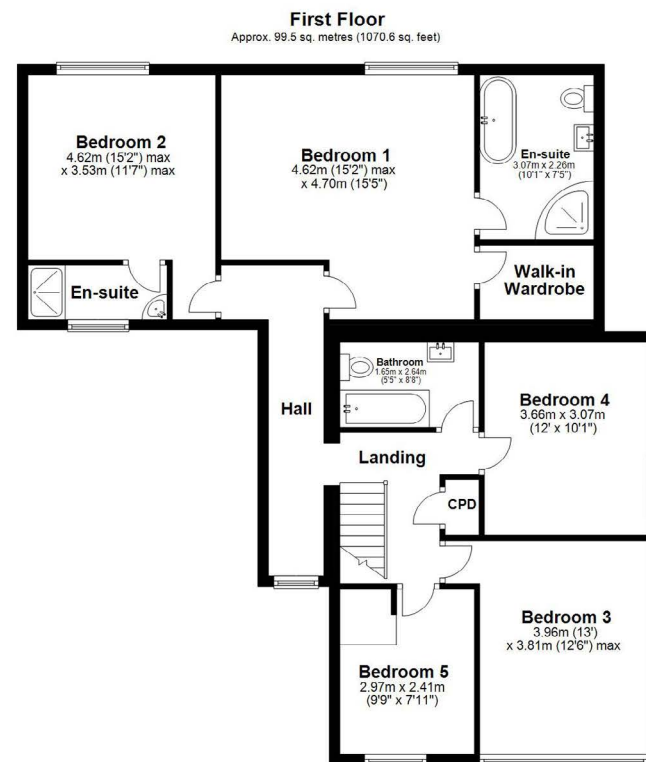
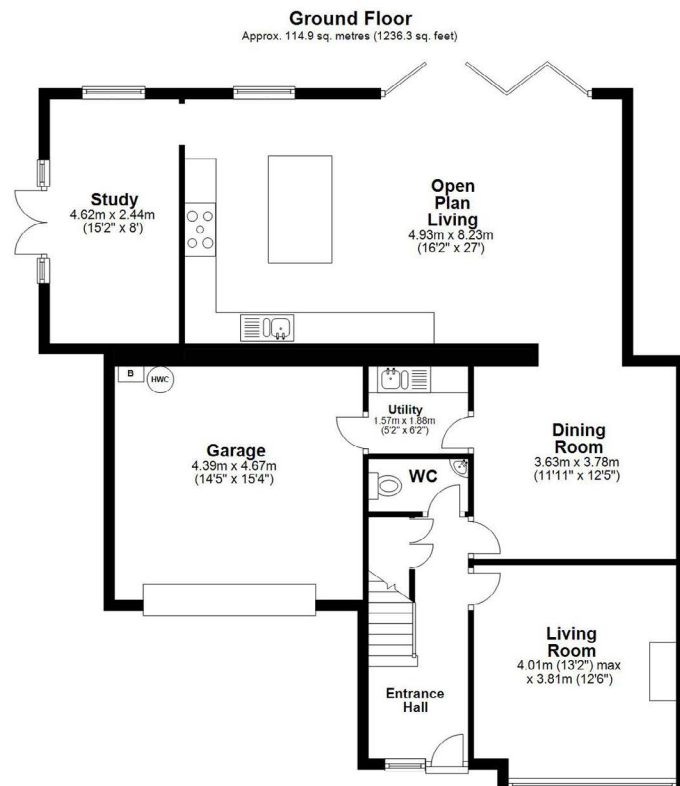
Council Tax

Band C

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.





Total area: approx. 249.5 sq. metres (2685.4 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.

9 Garratt Close, Heighington







Directions - LN4 1RN
Enter Heighington on Potterhanworth Road and then turn left onto Martin Close. Then left again onto Garratt Close where the property can be found on your left.

<https://what3words.com/making.caged.bumps>

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

Energy performance certificate (EPC)

9 Garratt Close Heighington LINCOLN LN4 1RN	Energy rating C	Valid until:	13 August 2034
		Certificate number:	9642-3040-9208-9854-9200

Property type	Detached house
Total floor area	175 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 C. It has the potential to be B.

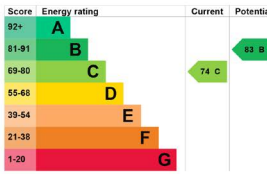
[See how to improve this property's energy efficiency.](#)

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



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