



- Extended Semi-Detached
- 3 Bedrooms
- Spacious Lounge Diner
- Separate Dining Room
- Kitchen & Bathroom
- In Need Of Modernisation Throughout
- 21'8" x 10'2" Garage
- Chain Free

Lee Avenue, Heighington, LN4 1RD,  
£165,000





Situated in the sought after village of Heighington. Starkey&Brown are delighted to offer for sale this extended 3 bedroom semi-detached bungalow. The property is in need of modernisation throughout and further accommodation comprises of entrance hallway, spacious lounge diner, kitchen, separate dining room (which was formerly the kitchen) and a 3 piece bathroom suite. To the front of the property there is driveway leading to garage measuring 21'8" x 10'2" with up and over door, a front garden mainly laid to lawn. To the rear of the property there is a good sized rear garden which is mainly laid to lawn with a variety flowers, plants and shrubs. Council tax band: B. Freehold.



## Front door leading into:

### Hallway

Having access to a part boarded loft and airing cupboard housing a lagged copper cylinder.

### Lounge Diner

15' 5" x 12' 4" (4.70m x 3.76m)

Having double glazed window to front and side aspects, fireplace with back boiler behind and single radiator.

### Dining Room (Former Kitchen)

8' 9" x 8' 0" (2.66m x 2.44m)

Having built-in cupboard. Archway through to:

### Kitchen

11' 6" x 8' 0" (3.50m x 2.44m)

Having base units with rolled edge worktop surfaces, single sink with single drainer unit, double glazed window to side aspect and double glazed door leading to driveway.

### Bedroom 1

12' 4" x 11' 3" (3.76m x 3.43m)

Having double glazed window to front aspect and single radiator.

### Bedroom 2

12' 0" x 8' 10" (3.65m x 2.69m)

Having double glazed window to rear aspect and single radiator.

### Bedroom 3

9' 0" x 7' 0" (2.74m x 2.13m)

Having double glazed window and single radiator.

### Bathroom

8' 10" x 4' 6" (2.69m x 1.37m)

Having a 3 piece suite comprising of enamel panelled bath, wash hand basin, low level WC and a double glazed window.

### Outside Front

Is mainly laid to lawn. Driveway leading to garage.

### Garage

21' 8" x 10' 2" (6.60m x 3.10m)

Having up and over door, light and power.

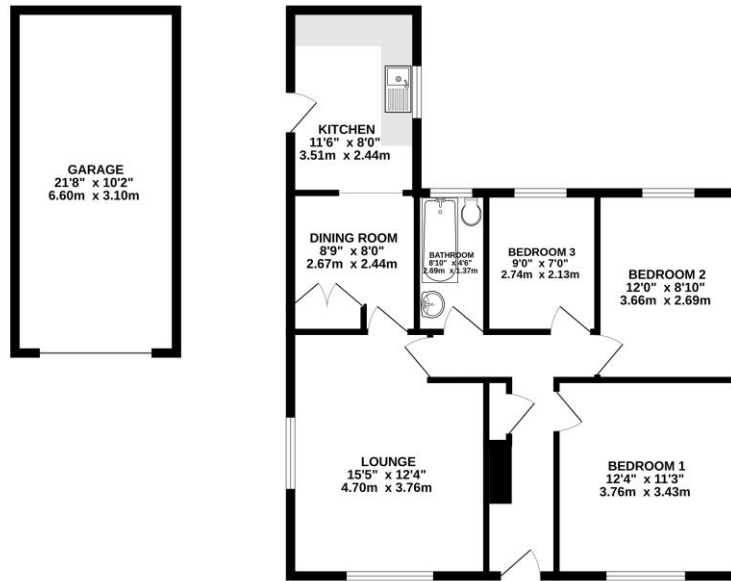
### Outside Rear

Is mainly laid to lawn with a variety of flowers, plants and shrubs.





GROUND FLOOR  
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Model: 10/11/16/16/16/16

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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