



- Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory & Bathroom

- Low Maintenance Garden
- Single Garage & Off Street Parking
- Cul De Sac Position
- No Onward Chain

Lindrick Close, Heighington, LN4 1TN,
Offers In Region Of £230,000





Offered for sale with no onward chain is this detached bungalow located in the popular area of Heighington. Boasting 3 bedrooms, 2 reception rooms, a kitchen with fitted units and a conservatory to the rear of the property. The home has been well maintained throughout but would benefit from a programme of modernisation. The property itself is easy to maintain with a low maintenance garden to the front and rear, parking for a minimum of 2 vehicles and a garage measuring 19'11". Further benefits of the property includes gas central heating and uPVC double glazing throughout. The village of Heighington is well regarded for it's semi-rural location and essential amenities such as doctors surgery, off license, 2 public houses and a regular bus service to and from the Cathedral city of Lincoln. For further details contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Porch

Having uPVC French doors provides access into:

Entrance Hall

Having storage cupboard with sliding doors, airing cupboard housing hot water cylinder, radiator, loft access with pull down ladder and partial boarding. Access to living accommodation.

Lounge

19' 5" x 12' 4" (5.91m x 3.76m)

Having 2 radiators, coved ceiling, gas fireplace and uPVC double glazed window to front aspect. Opening into:

Dining Room

9' 4" x 8' 3" (2.84m x 2.51m)

Having uPVC double glazed window to side aspect and radiator.

Kitchen

10' 2" x 9' 4" (3.10m x 2.84m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, radiator, uPVC double glazed window to side aspect, sink and drainer unit.

Master Bedroom

12' 9" x 13' 10" (3.88m x 4.21m)

Having uPVC double glazed window to rear aspect, overbed storage units and radiator.

Bedroom 2

13' 10" x 9' 5" (4.21m x 2.87m)

Having built-in wardrobes, overbed storage units, uPVC double glazed window to rear aspect and radiator.

Bedroom 3

9' 3" x 7' 3" (2.82m x 2.21m)

Having uPVC double glazed window to side aspect and overbed storage units.

Bathroom

8' 6" x 5' 6" (2.59m x 1.68m)

Having bath with electric shower, radiator, half tiled surround, shaver point, low level WC, pedestal hand wash basin unit and uPVC double glazed obscured window to side aspect.

Conservatory

7' 0" x 11' 4" (2.13m x 3.45m)

Being of uPVC construction with brick base and radiator. External door leading to external terrace.

Terrace

8' 11" x 7' 0" (2.72m x 2.13m)

Currently utilised a covered seating area. Step down leading onto rear garden.

Outside Rear

Is landscaped with paved seating areas and pathways. Providing a low maintenance garden, timber built garden shed constructed on concrete base. Rear access to garage.

Outside Front

Having a dwarfed walled perimeter, a landscaped gravelled area with brick flowerbed arrangements. Paved driveway for parking for a minimum of 2 vehicles.

Garage

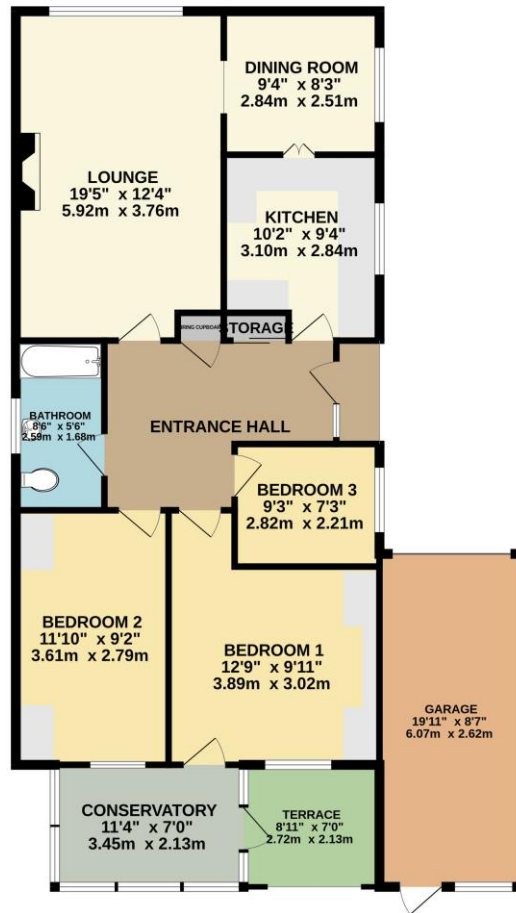
19' 11" x 8' 7" (6.07m x 2.61m)

Having window to rear aspect, up and over manual door, power and lighting. Wall mounted Baxi boiler and fibreglass roof.





GROUND FLOOR
1230 sq.ft. (114.2 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.2 sq.m.) approx.

Whilst 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 operability or efficiency can be given.
Made with Metropix ©2023

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE