



- Modern Detached House
- 3 Bedrooms
- Lounge & Dining Room
- Completely Refurbished

- 2 Double Bedrooms With Built-In Wardrobes
- Non Overlooked Rear Garden
- Ample Driveway Parking & Garage
- NO ONWARD CHAIN

Stoyles Way, Heighington, LN4 1TW,
£260,000





Offered for sale with no onward chain is this modern detached house which has undergone a complete programme of refurbishment. Situated in the desirable village of Heighington the property enjoys a non overlooked rear garden backing onto woodland. The ground floor comprises entrance hall via composite front door entry, lounge and dining room and access to kitchen with recently fitted range of units and integral appliances. Rising to the first floor are 2 double bedrooms with built-in wardrobes and a third bedroom measuring 9'6" x 6'8" max all bedrooms benefitting from use of a 3 piece bathroom suite. Further benefits includes brand new uPVC double glazing windows and external doors, a majority of radiators also been upgraded and a Hive central heating system. The gas boiler is combination and under 5 years old, majority of the flooring has been re-laid mostly to carpet or vinyl. The property enjoys an non-overlooked garden which enjoys the sun throughout the day and also provides ample parking provisions with access to a single garage. The village of Heighington is located a short 10 minute drive from Lincoln city centre and enjoys village amenities such as primary school, 2 public houses, doctors surgery and a Spa office licence. There is a regular bus service to and from Lincoln city centre. For more information or to arrange a viewing. Contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Having composite front door to front aspect, radiator, wood laminate flooring, stairs rising to first floor and access into:

Lounge

14' 11" max x 13' 4" (4.54m x 4.06m)

Having uPVC double glazed bay window to front aspect, 2 radiators, coved ceiling and access into:

Dining Room

8' 1" x 8' 9" (2.46m x 2.66m)

Having wood laminate flooring, radiator and coved ceiling.

Kitchen

8' 1" x 9' 0" (2.46m x 2.74m)

Having uPVC double glazed window to rear aspect, a range of recently fitted eye and base level units with counter worktops and integral oven, 4 ring hob and extractor hood, space and plumbing a range of appliances, sink and drainer unit, understairs storage cupboard housing the consumer unit and uPVC door leading to the side of the garden.

First Floor Landing

5' 9" x 10' 0" (1.75m x 3.05m)

Having uPVC double glazed window to side aspect, radiator and airing cupboard.

Master Bedroom

12' 1" max x 9' 2" (3.68m x 2.79m)

Having uPVC double glazed window to front aspect, radiator, built in wardrobe with sliding doors.

Bedroom 2

12' 1" max x 10' 1" (3.68m x 3.07m)

Having uPVC double glazed window to rear aspect and built-in wardrobes with sliding doors.

Bedroom 3

9' 6" max x 6' 8" max (2.89m x 2.03m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

8' 3" max x 5' 3" max (2.51m x 1.60m)

Having a 3 piece suite comprising panelled bath with electric shower head over, low level WC, pedestal hand wash basin unit, vinyl flooring, extractor unit, loft access, heated towel rail and uPVC double glazed obscured window to front aspect.

Outside Rear

Being mostly laid to lawn, enclosed with fenced perimeters, a patio seating area. Access to garage and the side of the property.

Outside Front

Having lawned front garden with hedged perimeters, ample driving parking leading to garage.

Garage

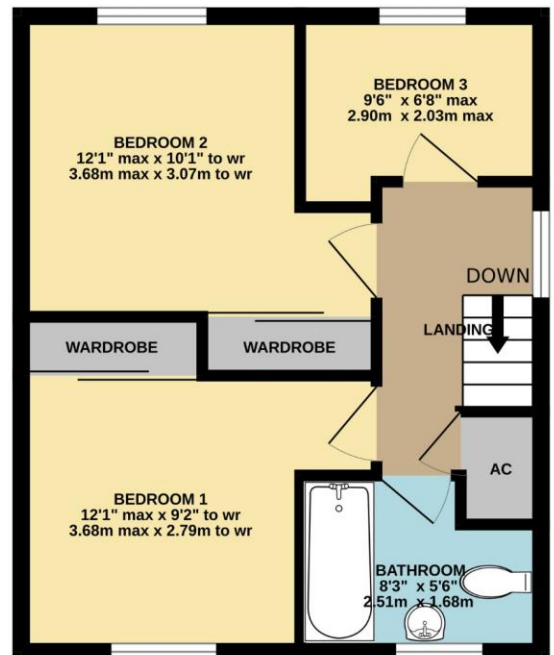
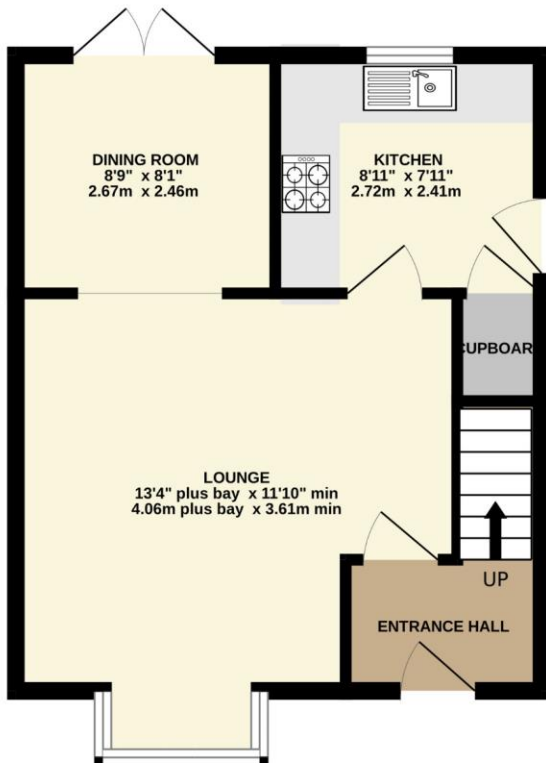
Having up and over door, electrical socket and light in the garage.





GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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.
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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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