



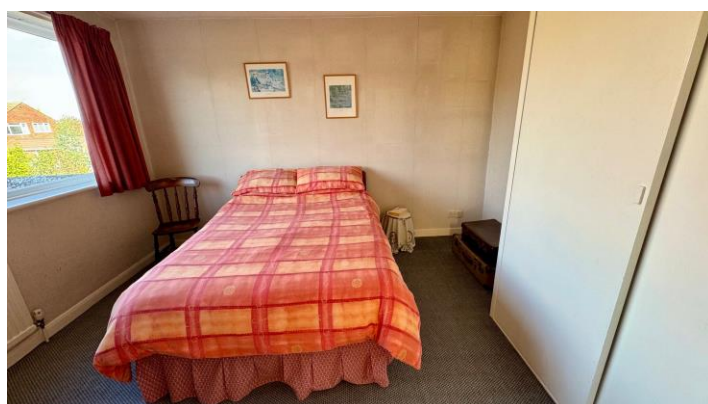
- Detached Family Home
- Non Estate Village Position
- Fantastic Potential
- 3 Good Sized Bedrooms
- Driveway With Off Street Parking For 4/5 Cars Plus Garage
- West-Facing Garden
- Extensive uPVC Double Glazing & Gas Fired Central Heating System

Potterhanworth Road, Heighington, LN4 1RP,
Offers In Region Of £250,000





CHAIN FREE! Situated in this non-estate position with mature gardens and set back from the main road, we are pleased to offer for sale this spacious light and airy 3 bedroom detached house built-in 1967. The accommodation comprises of an entrance hallway, spacious lounge with the coziness of an open fireplace, separate dining room and a 14'0 kitchen. Upstairs boasts three really good sized bedrooms, a shower room and a separate WC which could be converted to provide a more spacious bathroom or shower room. Outside the property has front garden and driveway. The driveway has off street parking for 4/5 cars leading to a single detached garage. The property faces east to west therefore enjoys the best sunlight in the front of the house in the morning and the afternoon sun to be enjoyed in the rear garden. The front and rear gardens are both mature and have a variety flowers, plants and shrubs. The village itself has plenty of amenities for potential buyers having 2 pubs, a convenience store, post office, hairdressers and a cafe. There is also a good community vibe in the village with various clubs held in the Jubilee hall and the gallery room. To truly appreciate this property's size and position and internal inspection is highly recommended. Council tax band: C. Freehold.



Entrance Hallway

Having uPVC front entrance door, wooden flooring, radiator and stairs rising to first floor.

Lounge

13' 3" x 12' 6" (4.04m x 3.81m)

Having open fireplace with tiled hearth and surround and radiator.

Dining Room

12' 0" x 10' 5" min (3.65m x 3.17m)

Having radiator.

Kitchen

14' 0" x 8' 4" max (4.26m x 2.54m)

Having a range of matching wall and base units, larder unit, one and a half bowl single drainer stainless steel sink unit with mixer taps over, space for a range of appliances, vinyl flooring, Worcester Bosch central heating boiler (installed 2012 and serviced annually), radiator, understairs storage cupboard and uPVC door to side.

First Floor Landing

Having airing cupboard housing hot water cylinder and access to loft.

Bedroom 1

13' 4" x 11' 0" min (4.06m x 3.35m)

Having radiator and views towards the Lincolnshire Wolds.

Bedroom 2

12' 3" x 10' 1" (3.73m x 3.07m)

Having built-in wardrobe and radiator.

Bedroom 3

10' 4" max x 8' 0" max (3.15m x 2.44m)

Having built-in storage cupboard and radiator.

Shower Room

Having being refurbished in 2019 and having 2 piece suite comprising large walk-in shower cubicle with mains fed shower aquaboard splashbacks and glass shower screen, wash hand basin set in vanity unit, heated towel rail and vinyl flooring.

WC

Having low level WC and vinyl flooring.

Outside Front

To the front of the property there is an established and well maintained lawned garden with a wide variety of flowers, plants and shrubs, concrete driveway with space for several vehicles extending to side and garage.

Garage

17' 0" x 8' 3" (5.18m x 2.51m)

Being of brick built construction and having up and over door, pitched roof providing storage space, window to rear and door leading into garden.

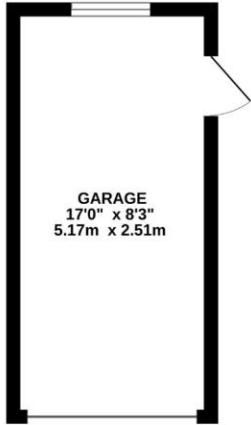
Outside Rear

To the rear of the property there is an established west-facing garden comprising lawn with beds and borders to include a wide variety of flowers, plants and shrubs, outside lighting and personal door to garage.

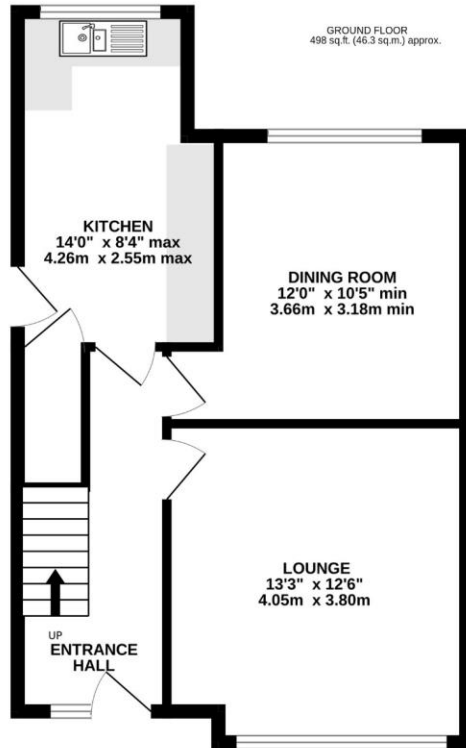


TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

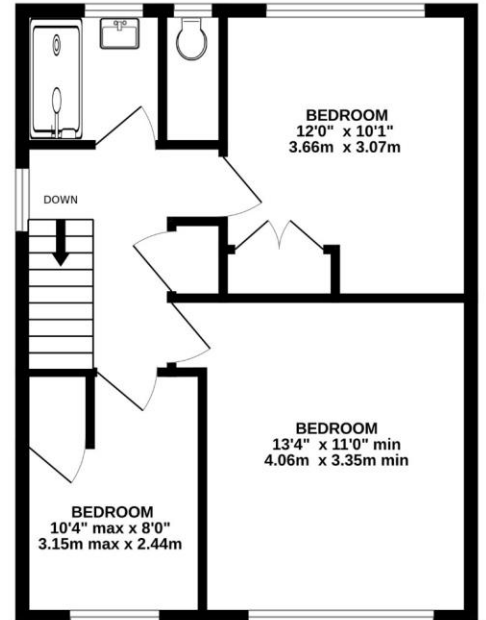
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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GARAGE
140 sq.ft. (13.0 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



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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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