



- No Onward Chain!
- 2 Bedrooms
- Detached Bungalow
- Lounge Diner
- Modern Wet Room
- Driveway Parking
- Owned Outright Solar Panels
- Immaculate Condition Inside

Daniel Gardens, Heighington, LN4 1RA,  
Offers In Region Of £210,000





Offered for sale with no onward chain is this 2 bedroom detached bungalow situated in the popular position in the village of Heighington. The property is immaculately presented throughout and comes with a modern wet room which has been recently upgraded, driveway parking, 16'9" x 8'0" converted garage which can be easily converted back into it's original use. Internally the layout comprises of a lounge diner, kitchen with a range of fitted units and appliances, master bedroom measuring 13'8" x 9'3" and bedroom 2 which benefits from the use of a uPVC conservatory. Highlights of the property includes owned outright solar panels which provide a discount to energy bills. To the rear of the property there is a easy to maintain garden, enclosed with fenced perimeters, patio seating area and being mostly laid to lawn. To the front of the property there is driveway parking a 1 vehicle and access to entrance porch. The village of Heighington is well regarded due to it's close proximity to Lincoln city centre, whilst also boasting a wealth of local amenities such as off license, 2 public houses, a regular bus service to Lincoln city centre and within walking distance Washingborough doctors surgery. Council tax band: B. Freehold.



## Entrance Porch

Having uPVC front door entry, storage cupboard and access leading to:

## Lounge Diner

15' 7" x 13' 11" (4.75m x 4.24m)

Having uPVC double glazed bay window to front aspect, radiator, wood laminate flooring and uPVC double glazed window to side aspect.

## Kitchen

10' 0" x 10' 0" (3.05m x 3.05m)

Having a range of base and eye level units with counter worktops, range of appliances such as low level fridge freezer, dishwasher, washing machine, tiled flooring, oven with electric hob and extractor hood over, uPVC double glazed window to rear aspect, wall mounted gas central heating boiler and uPVC double glazed obscured door to side aspect leading onto rear garden.



## Inner Hallway

Having additional storage and loft access.

## Bedroom 1

13' 8" x 9' 3" (4.16m x 2.82m)

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

## Bedroom 2

10' 0" x 8' 0" (3.05m x 2.44m)

Having uPVC double glazed French doors leading into conservatory and radiator.

## Conservatory

11' 10" x 6' 9" (3.60m x 2.06m)

Being of uPVC construction and wood laminate flooring and French doors leading onto rear garden.



## Wet Room

11' 8" x 5' 1" (3.55m x 1.55m)

Having walk-in shower arrangement, low level WC, pedestal hand wash basin unit, tiled flooring and feature skylight.

## Garage

16' 9" x 8' 0" (5.10m x 2.44m)

Having being partially converted with French door entry, storage and housing the solar panel inverter.

## Rear Garden

Being south-facing, mostly laid to lawn with fenced perimeters and patio area.

## Outside Front

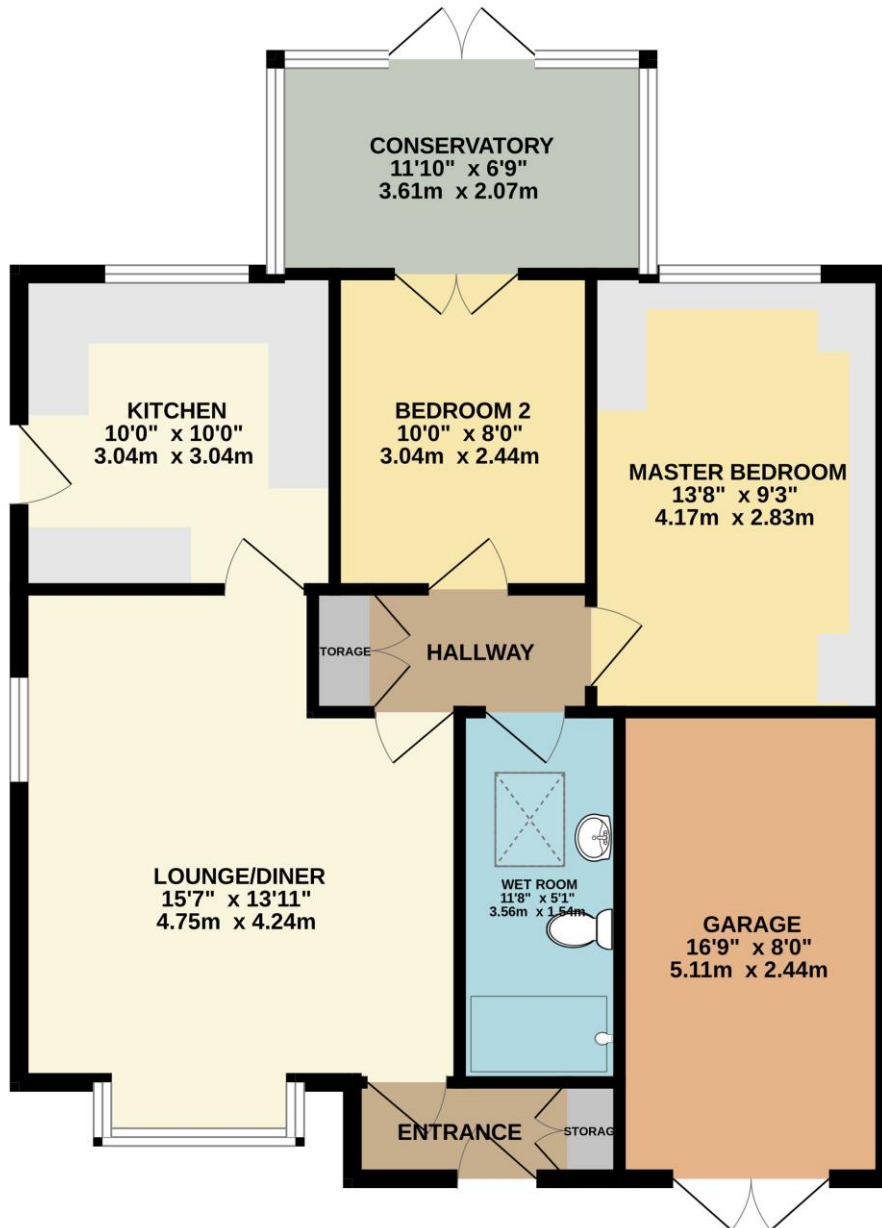
Having a block paved driveway with gravelled frontage and side access to the rear of the property. A dwarfed walled perimeter and gated access to the rear.



## Agents Notes

Solar panels owned outright. Vendor benefits from a reduction in energy bills. For further details please contact Starkey&Brown.

GROUND FLOOR  
839 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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 ©2024

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](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE