



- Detached Bungalow
- Quiet, Non Estate Position
- Popular Village Location
- 3 Bedrooms
- 16'0 Lounge & 12'0 Kitchen
- Driveway & Garage
- South-Facing Garden
- NO CHAIN

Clovelly, Park Lane, Heighington, LN4 1RF,  
£259,500







Starkey&Brown is pleased to offer for sale this delightful detached bungalow which stands in a quiet non-estate position within the ever popular village of Heighington. The property was built in 1963, with only 1 owner since new and over recent years has undergone a scheme of improvement works. The property offers spacious and well presented accommodation which briefly comprises large entrance hallway, 16'0 lounge with double aspect windows and log burner fireplace, 12'0 kitchen with uPVC door leading to rear garden, 3 bedrooms, uPVC conservatory and a recently upgraded shower room. Outside the property benefits from a driveway with space for several vehicles, garage and generous sized south-facing garden to the rear which offers suitable room to further extend the property subject to the necessary consents. The property is being offered for sale NO CHAIN. Call today to view. Council tax band: C. Freehold.





### Entrance Hallway

Having uPVC front entrance door, large airing cupboard housing hot water cylinder, radiator, coved ceiling and access to part boarded and insulated loft with loft ladder.

### Lounge

16' 0" x 12' 0" (4.87m x 3.65m)

Having double aspect windows, feature log burner cast iron fireplace (installed 2023) with tiled hearth and brick built surround and a radiator.

### Kitchen

12' 0" x 9' 0" (3.65m x 2.74m)

Having a range of matching wall and base units, retractable breakfast bar, larder unit, single drainer stainless steel sink unit with mixer taps over, built in eye-level oven, gas hob, space for fridge freezer, plumbing for washing machine, tiled effect vinyl flooring, radiator, wall mounted Worcester Bosch condensing central heating boiler (installed 2009 and serviced annually) and uPVC door leading to garden.

### Bedroom 1

10' 0" x 9' 4" (3.05m x 2.84m)

Having 2 built-in wardrobes with storage cupboards over, radiator and wall light.

### Bedroom 2

10' 0" x 7' 0" (3.05m x 2.13m)

Having radiator.

### Bedroom 3

9' 0" min x 8' 10" (2.74m x 2.69m)

Having coved ceiling and sliding patio door leading into:

### Conservatory

9' 2" x 8' 8" (2.79m x 2.64m)

Being of uPVC construction with radiator, fitted window blinds, wall light and uPVC door leading onto garden.

### Shower Room

Having being re-modelled in recent years and having 3 piece suite comprising large walk-in shower cubicle with electric shower appliance, shower seat and glass shower screen, wash hand basin set in vanity unit, low level WC, vinyl flooring, radiator, fully tiled walls, heated towel rail and extractor.

### Outside Front

To the front there is a generous sized garden comprising lawn with slate bed garden to include a variety of plants and shrubs, storm porch leading to front entrance door and concrete driveway with space for several vehicles extending to side and garage.

### Garage

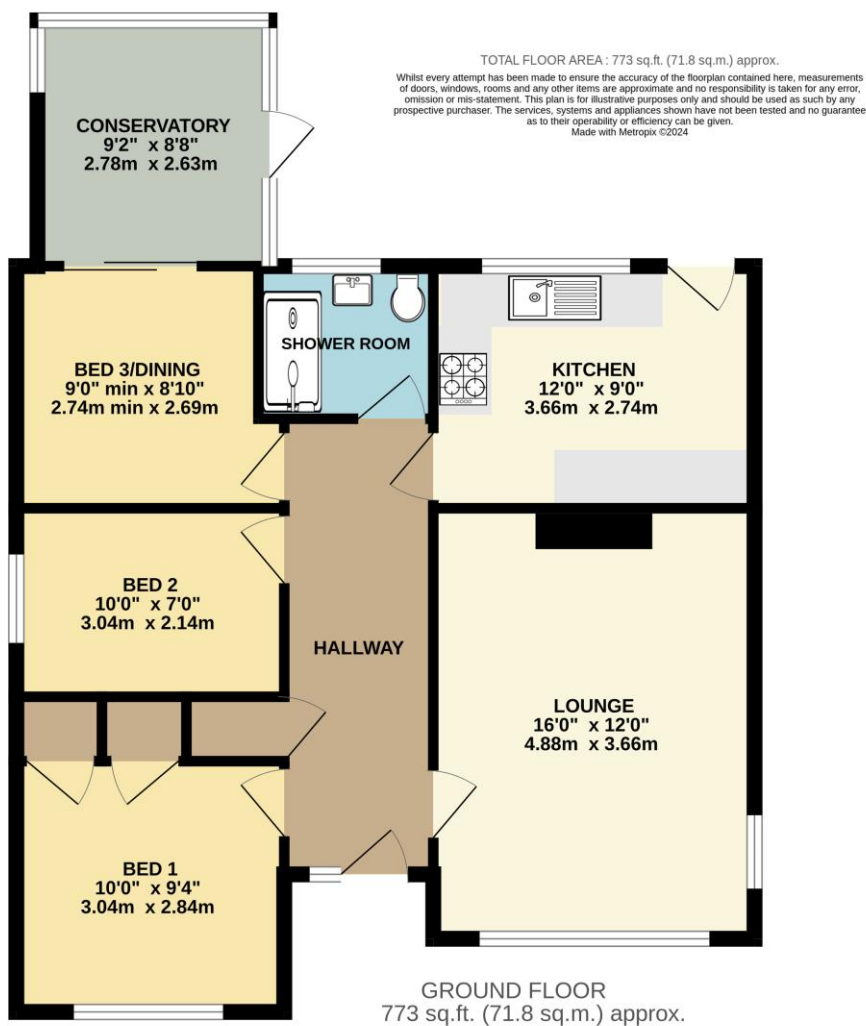
30' 0" x 8' 9" (9.14m x 2.66m)

### Outside Rear

To the rear of the property there is a generous sized south-facing garden comprising lawn with beds and borders to include a wide variety of flowers, plants, shrubs and trees, concrete patio area, green house and garden store.







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