



- Detached House
- 4 Generous Bedrooms
- Immaculately Presented
- 2 Bathrooms
- Kitchen & Dining Room
- 17'7" Lounge
- Stunning Rear Garden & Driveway Parking
- No Onward Chain!

Canterbury Drive, Heighington, LN4 1SX
£285,000





Offered for sale with no onward chain is this well presented 4 bedroom detached house situated in the popular village of Heighington. The property features accommodation across 2 floors, making it ideal for families or those seeking extra living space. The ground floor comprises of a welcoming entrance hall, separate kitchen and dining room with views over the rear garden, a 17'7" lounge, a partial garage conversion which provides a shower room to the ground floor and a storage area measuring 8'9" x 8'8". Rising to the first floor are 4 bedrooms providing well-proportioned bedroom accommodation. The master comes with built-in wardrobes and all 4 bedrooms benefits from the use of a 3 piece family bathroom suite. To the rear of the property, is a stunning garden predominantly laid to lawn, featuring a patio seating area and an abundance of flower beds that, during the summer, bring a vibrant splash of colour. The garden enjoys sunshine throughout the day, creating a bright and inviting outdoor space. To the front, the property offers driveway parking and a presentable front garden. The village of Heighington is well regarded due to its close proximity to Lincoln city centre, just a short 10-minute drive away. It also offers an excellent range of amenities, including schooling at primary level, an off-licence with a post office, 2 public houses and a regular bus service to and from Lincoln city centre. The property is made available with no onward chain. For further details contact Starkey&Brown. Council tax band: C. Freehold.



Entrance porch leading into:

Entrance Hall

An understairs storage cupboard, stairs rising to first floor, and the warm air heating system (originating from the 1980's construction but serviced every year). Access to a downstairs shower room and further living accommodation.

Kitchen

9' 10" x 11' 10" (2.99m x 3.60m)

Having a range of base and eye level units with integrated dishwasher, washing machine, oven, hob and extractor hood over, uPVC double glazed window to rear aspect and opening into dining room.

Dining Room

9' 3" x 9' 10" (2.82m x 2.99m)

Having uPVC sliding doors leading onto rear garden.

Lounge

17' 7" x 12' 0" (5.36m x 3.65m)

With uPVC double-glazed window to the front aspect, an electric fireplace, and a coved ceiling.

Downstairs Shower Room

8' 9" x 2' 11" (2.66m x 0.89m)

Having low level WC, pedestal hand wash basin unit, shower cubicle, extractor unit, chrome heated hand towel rail and a uPVC double glazed obscured window to side aspect. Refurbished 2 years ago as part of the overall garage conversion.

Garage Storage

8' 9" x 8' 8" (2.66m x 2.64m)

Having up and over door, electric meter and consumer unit.

First Floor Landing

Having uPVC double glazed window to side aspect. Access to bedrooms and bathroom.

Master Bedroom

12' 0" x 11' 9" (3.65m x 3.58m)

Having uPVC double glazed window to front aspect and built-in wardrobes.

Bedroom 2

9' 9" x 11' 11" (2.97m x 3.63m)

Having uPVC double glazed window to rear aspect.

Bedroom 3

9' 9" x 9' 4" (2.97m x 2.84m)

Having uPVC double glazed window to rear aspect and loft access (loft is insulated with no pull down ladder or boarding).

Bedroom 4

9' 2" x 11' 9" max (2.79m x 3.58m)

Having uPVC double glazed window to front aspect and a hot water tank.

Bathroom

7' 11" x 5' 5" (2.41m x 1.65m)

Having a 3 piece suite comprising of a low level WC, pedestal hand wash basin unit, bath with shower head over and 2 uPVC double glazed obscured windows to the side aspect.

Outside Rear

Being enclosed with fenced peritmiars, mostly laid to lawn with a patio seating area. Finished with an arrangement of colourful flowerbeds and a timber built garden shed with outdoor water source.

Outside Front

Having a lawned front garden and driveway parking for 2 vehicles.

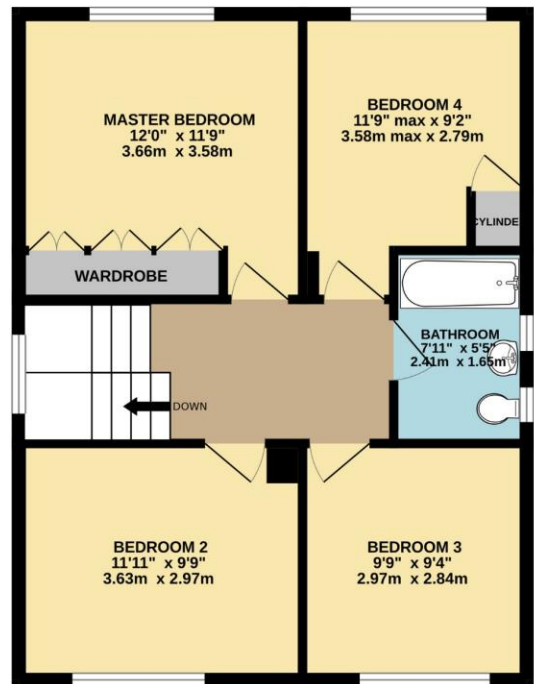
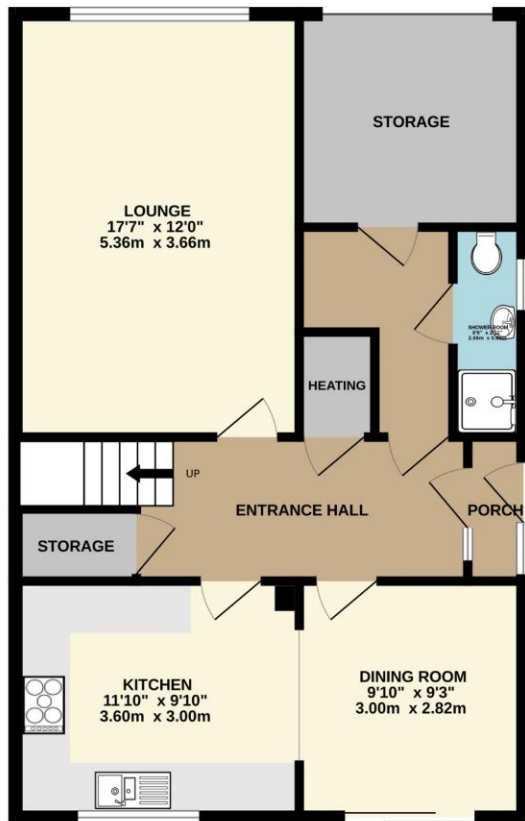




GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.5 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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