



- Modern Town House
- Very Well Presented Throughout
- 3 Bedrooms
- 13'10" Lounge & 15'4" Kitchen Diner
- New Kitchen, Windows & Doors
- Allocated Parking & Garage In Block
- Fully Enclosed Rear Garden
- Call Today To View!

12 Rowan Court, Heighington, LN4 1GR,
£195,000





Starkey&Brown are pleased to offer for sale this very well presented modern townhouse located within the ever popular of Heighington. Over recent years the property has benefitted from a scheme of improvement works to include new kitchen (2024), new windows and doors (2023) and has accommodation which briefly comprises entrance hallway, 13'10" lounge, 15'4" kitchen diner (upgraded 2024), first floor landing, 3 bedrooms and a first floor bathroom. Outside the property has its own allocated parking space and garage in block with additional parking in front. To the rear of the property there is a fully enclosed garden. Call today to view. Council tax band: B. Freehold.



Entrance Hallway

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

Lounge

13' 10" x 12' 2" max (4.21m x 3.71m)

Having laminate wood effect flooring, radiator, coved ceiling and understairs storage cupboard.

Kitchen Diner

15' 4" x 9' 8" (4.67m x 2.94m)

Having being refurbished in 2024 and having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, laminate wood effect flooring, radiator, coved ceiling, Ideal combination condensing central heating boiler (installed approximately 2018 and serviced annually) and French doors leading onto rear garden.

First Floor Landing

Having access to loft.

Bedroom 1

13' 10" x 9' 0" max (4.21m x 2.74m)

Having radiator and coved ceiling.

Bedroom 2

9' 8" x 8' 4" min (2.94m x 2.54m)

Having radiator and coved ceiling.

Bedroom 3

7' 6" x 6' 6" (2.28m x 1.98m)

Having radiator and coved ceiling.

Bathroom

Having 3 piece suite comprising oversized 'P' shaped panelled bath with mains fed rainfall shower, additional handheld shower and curved glass shower screen, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, radiator, part tiled walls, coved ceiling and extractor.

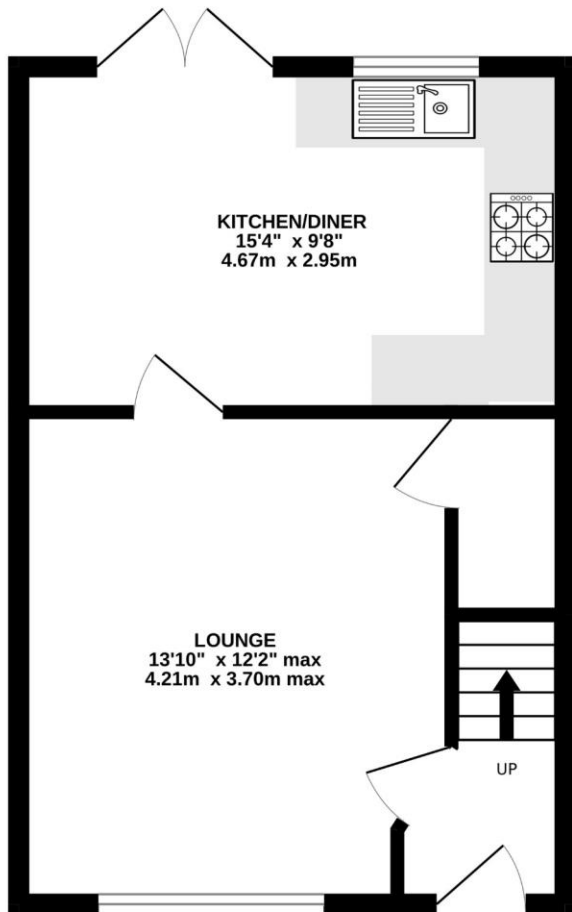
Outside Front

To the front of the property is a lawned garden area, adjacent allocated parking space and adjacent garage in block with parking to the front.

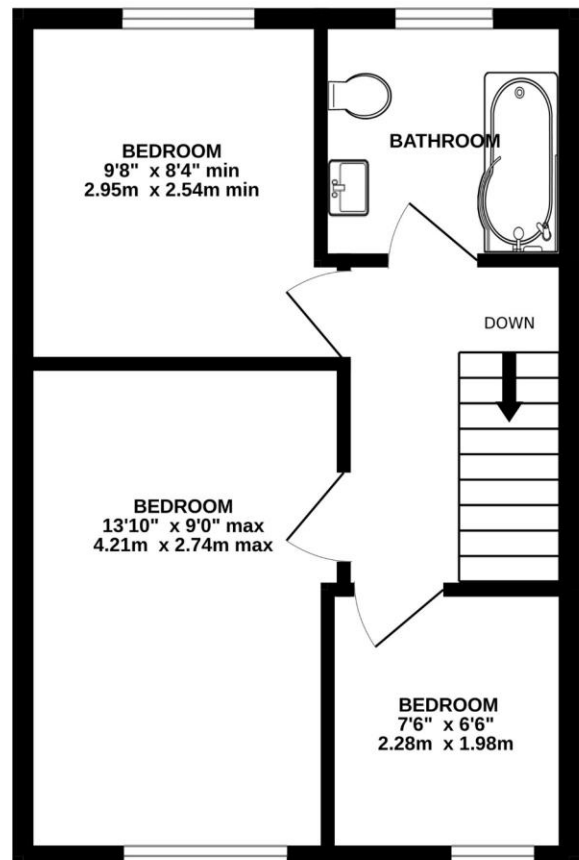
Outside Rear

To the rear of the property there is an enclosed split level garden comprising lawn with 2 Indian sandstone paved patio areas and gate leading to rear.





GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.

TOTAL FLOOR AREA: 719 sq.ft. (66.8 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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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

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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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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