



- Extended Family Home
- Detached Two Storey House
- 4 Double Bedrooms
- 3 Reception Rooms
- Garden Room Extension & Garage Conversion
- Landscaped Rear Garden
- Driveway Parking
- Perfect Village Location

Lindrick Close, Heighington, LN4 1TN,
£380,000





Nestled within the popular village of Heighington is this generous sized detached family home. Boasting 4 double bedrooms and being extended in 2023. The property comes with ample ground floor living space. Upon entertaining the property you are welcomed by a light and airy entrance hall which gives access to currently a family room which could be utilised as a study or an additional bedroom, a good size lounge measuring 14'6" x 14'1". The home centres around an impressive kitchen diner measuring 26'7" and makes for an ideal internal space for relaxing and dining with family. There is a recently finished garden room extension which provides extra ground floor accommodation with sliding doors and feature full length windows overlooking the rear garden. Rising to the first floor there are 4 double bedrooms which all benefit from a 3 piece family bathroom accessed from a spacious landing. Further benefits of the property includes gas central heating, uPVC double glazing and a downstairs WC. To the rear of the property there is a family friendly garden with a large patio area ideal for welcoming guests and the lawned area provides the perfect space for children to play and enjoying the summer months. To the front of the property off street parking is provided with a large driveway with space for multiple vehicles and EV car charging point. The village of Heighington is well regarded due to it's close proximity to Lincoln city centre but maintaining a traditional Lincolnshire village feel. The local amenities include 2 public houses, 1 off license and a well regarded primary school, there is a regular bus service to and from Lincoln city centre and a nearby secondary school which is situated in the neighbouring village of Branston. For further details and viewing requests. Contact Starkey&Brown. Council tax band: C. Free'



Entrance Hall

Having a composite front door entry to front aspect, laminate flooring, stairs rising to first floor with understairs storage cupboard, radiator and access into kitchen diner, family room and lounge.

Lounge

14' 1" x 14' 6" (4.29m x 4.42m)

Having a uPVC double glazed window to front aspect, radiator and gas fireplace.

Downstairs WC

Having WC and hand wash basin unit.

Family Room

16' 4" x 7' 6" (4.97m x 2.28m)

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

Kitchen Diner

26' 7" max x 10' 6" (8.10m x 3.20m)

Having a range of base and eye level units with counter worktops, space and plumbing for a range of appliances, integral oven with hob and extractor hood over, wall mounted gas central heating condensing boiler, 2 uPVC double glazed windows to rear aspect, breakfast bar arrangement, LED downlights, 2 radiators, laminate flooring and an external composite door to side aspect. Access to downstairs WC.

Garden Room

12' 7" x 8' 3" (3.83m x 2.51m)

Is a recent extension finished in 2023. Having 2 Velux windows, feature full length windows to rear aspect and sliding doors overlooking the rear garden, LED lighting and laminate flooring.

First Floor Landing

Having loft access, airing cupboard and radiator.

Master Bedroom

12' 8" x 11' 2" (3.86m x 3.40m)

Having uPVC double glazed window to front aspect, radiator and coved ceiling.

Bedroom 2

16' 0" x 10' 7" max (4.87m x 3.22m)

Having 2 uPVC double glazed windows to front aspect, a radiator and built-in wardrobe.

Bedroom 3

10' 7" x 12' 8" (3.22m x 3.86m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 4

14' 4" x 7' 6" (4.37m x 2.28m)

Having uPVC double glazed window to rear aspect, radiator, coved ceiling and additional loft access.

Bathroom

8' 1" x 5' 4" (2.46m x 1.62m)

Having a 3 piece suite comprising a panelled bath with shower head over, hand wash basin unit, low level WC, chrome heated hand towel rail, tiled floor, extractor unit, coved ceiling and a uPVC double glazed obscured window to rear aspect.

Outside Rear

Being mainly landscaped with a patio seating area perfect for entertaining and relaxing, a large family friendly laid to lawn area and external water source.

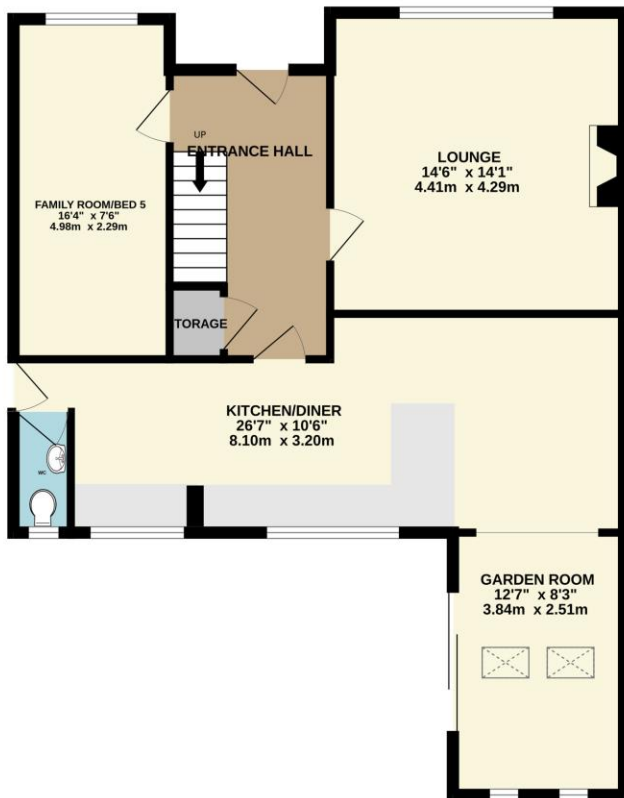
Outside Front

Having ample parking for multiple vehicles on a hardstanding driveway and EV car charging point.

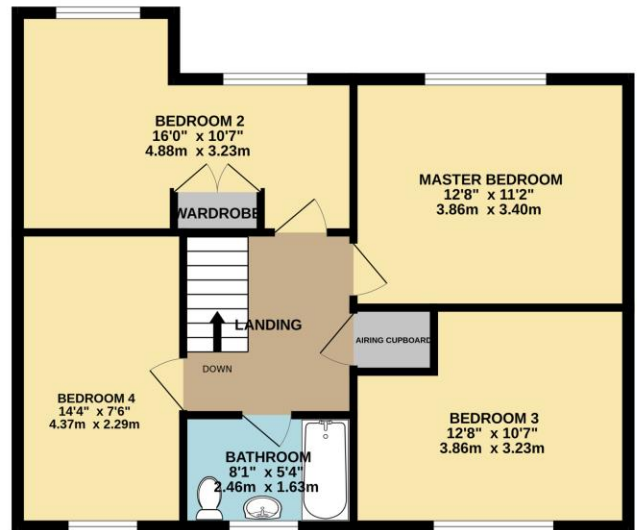




GROUND FLOOR
806 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.6 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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