



- Semi-Detached Character Property
- Office/Garden Room
- 3 Bedrooms
- Flexible Living Accommodation

- 3 Bathrooms
- 17'5" x 12'11" Detached Garage
- Field Views To The Rear
- Built In The Late 1800's

Hilltop Cottage, Potterhanworth Road, Heighington, LN4 1RR
Offers In Region Of £425,000



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Starkey & Brown is pleased to present this beautifully maintained late 19th-century semi-detached property, offering historic character and modern convenience. Located in the well-regarded village of Heighington, the home features a wealth of original details, including exposed beams and solid wooden doors, while also benefiting from recently upgraded windows and doors carried out by the current owners. The accommodation briefly comprises a porch with a storage cupboard, spacious lounge and dining area, sitting room, and a generously sized kitchen with breakfast area. There are three bedrooms, two bathrooms, and a ground floor WC. To the rear of the property, there is a small patio area, two sheds, and a lawned garden enjoying open field views. To the front, electric gates provide access to the driveway, offering parking, along with a detached garage. The village of Heighington is well regarded due to its close proximity to Lincoln city centre but maintaining a traditional Lincolnshire village feel. The local amenities include two public houses, one 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. Council tax band: B. Freehold.



Porch

Composite front door into enclosed vestibule, with a storage cupboard, space for hanging coats and door through to sitting room.

Sitting Room

16' 6" x 8' 0" (5.03m x 2.44m)
West-facing aspect, featuring a double-glazed window to the side aspect, a radiator, a telephone & TV Points, mains smoke alarm and patio doors opening into the lounge diner. Access to the downstairs WC and the kitchen/breakfast room.

Kitchen/Breakfast Room

20' 8" x 9' 0" (6.29m x 2.74m)

Kitchen Area

Fitted with wall and base units, sink and drainer, gas hob, built-in dishwasher. Also features a double-glazed window, an intercom system for electric gates, and access to the lounge diner. Wall units with underlighting, window with a view of the secret garden.

Breakfast Room

Dining space with double-glazed window, access to the rear garden, and side entrance to the driveway.

Downstairs WC

Low-level WC, wash hand basin unit, and ventilation fan.

Lounge Diner

26' 1" x 12' 3" (7.94m x 3.73m)
Character-filled space with original lighting fixtures, cast-iron Victorian-style fireplace with a reconstituted marble hearth, built-in ornate carved oak bookcase, and two sash windows to the front aspect. Includes understairs storage, stairs rising to the first floor with a turned spindle staircase, and feature panelling to the walls, and access to the sitting room.

First Floor Landing

Panelled walls, Mains smoke alarm, beamed ceiling, access to part boarded loft, vented boiler cupboard housing a combination central heating boiler fitted with a magna clean filter (serviced annually), vented airing cupboard with shelving and a heater.

Bathroom

13' 6" x 7' 6" (4.11m x 2.28m)
Heritage bathroom suite consisting of a bath with centred mixer taps and shower attachment, sash window, vanity sink unit incorporating wash hand basin and a low-level flush WC, two Victorian-style radiators with heated towel rails. heated towel rail, radiator, and panelled walls.

Bedroom 1

12' 9" into wardrobes x 11' 5" into wardrobes (3.88m x 3.48m)
A generously sized room with a double-glazed front-facing uPVC sash window, two built-in wardrobes to either side of the chimney breast, and a radiator. Door to Jack & Jill en-suite.

Jack&Jill En-Suite (Shared with bedroom 2)

7' 6" x 5' 2" (2.28m x 1.57m)
Fitted with a corner shower with six massage power jets and a rainfall shower over an aqua board, a low-level WC, a wash basin, a Victorian-style radiator, a heated towel rail, storage units, and a window to the side aspect.

Bedroom 2

13' 9" x 9' 3" (4.19m x 2.82m)
Features a double-glazed window to the side aspect, a radiator, and loft access. Access to an extensive roof area.

Bedroom 3

12' 9" x 8' 11" max (3.88m x 2.72m)
Charming room with original ceiling beams and views overlooking the countryside, double-glazed rear-facing window, radiator, and stepped access.

Garage

17' 5" x 12' 11" (5.30m x 3.93m)
Remote electric roller shutter door, light and power, eaves space for additional storage, workshop area with wall and base units, and sink. Also, above the garage door is an ornate Dovecote.

Outside Rear

Outdoor space including a small patio, two sheds, and a recently added lawn area with lovely field views. Additional concrete area for versatile use.

Secret Garden Area

Covered block paved patio with room for seating.

Outside Front

South-facing rear garden overlooking fields and countryside, mainly laid to lawn with a variety of flowers, plants, and shrubs. Two garden sheds, the larger of the two having light and power. There is also an outside tap to the front and side of the property and a plentiful array of outside lighting. Additional concrete area for versatile use.

Office/Garden Room Complex

Study/Office

10' 0" x 8' 10" (3.05m x 2.69m)
Perfect for home working, with double-glazed window and electric heating.

Shower Room

Includes a shower cubicle, low-level WC, wash basin, and fully tiled walls.

Garden Room

17' 6" x 10' 0" max (5.33m x 3.05m)
A multipurpose space with laminate flooring and electric heating.

Kitchenette

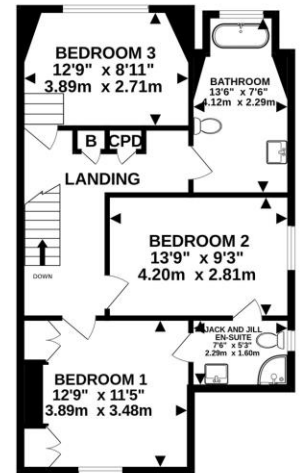
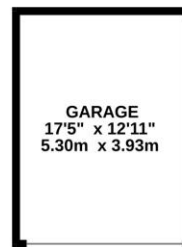
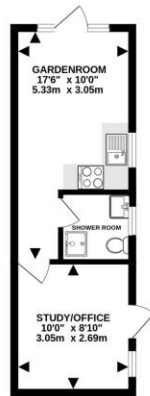
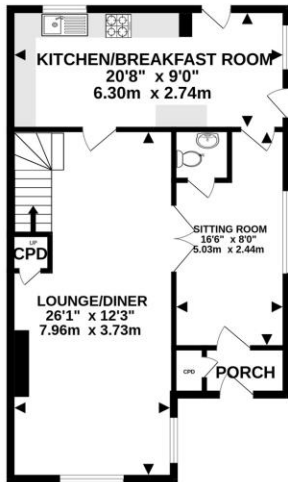
Fitted with wall and base units, a hob, sink, and double-glazed window.





GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.

1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1806sq.ft. (167.8 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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