



- Detached Bungalow
- Extension With First Floor Bedroom
- 4 Bedrooms & 2 Bathrooms
- Approx 0.25 Acre Plot (STS

- Non Estate, Edge Of Village Location
- Extensive Parking Provisions
- No Onward Chain
- EPC Rating 56D

Station Road, Heighington, LN4 1QH
£475,000



Occupying a non-estate and elevated position on the edge of the highly sought after village of Heighington, is this detached bungalow boasting 4 bedrooms. The home comes with expansive living accommodation which includes a rear extension which added a first floor bedroom to the property. Internally the highlights include a spacious kitchen diner leading onto a lounge with French doors onto the rear garden. All 4 bedrooms are classed as doubles and benefit from 2 bathrooms. Externally, the property comes with an approximate 0.25acre plot, which is non-overlooked to the rear, overlooking horse paddocks and Lincolnshire countryside. The front plot boasts an impressive space with ample parking provision for multiple vehicles. Offered for sale with NO ONWARD CHAIN and for further information and viewing requests please contact Starkey&Brown. Council tax band: B. Freehold.

Lounge

21' 5" x 10' 1" (6.52m x 3.07m)

Kitchen Diner

26' 10" x 19' 8" (8.17m x 5.99m)

Utility Room

8' 7" x 4' 11" (2.61m x 1.50m)

Family Room/Garage Conversion

13' 6" x 8' 7" (4.11m x 2.61m)

Bedroom 1

11' 10" x 11' 0" (3.60m x 3.35m)

En-Suite

7' 11" x 5' 7" (2.41m x 1.70m)

Bedroom 2

11' 6" x 10' 6" (3.50m x 3.20m)

Bedroom 3

10' 5" x 9' 5" (3.17m x 2.87m)

Bathroom

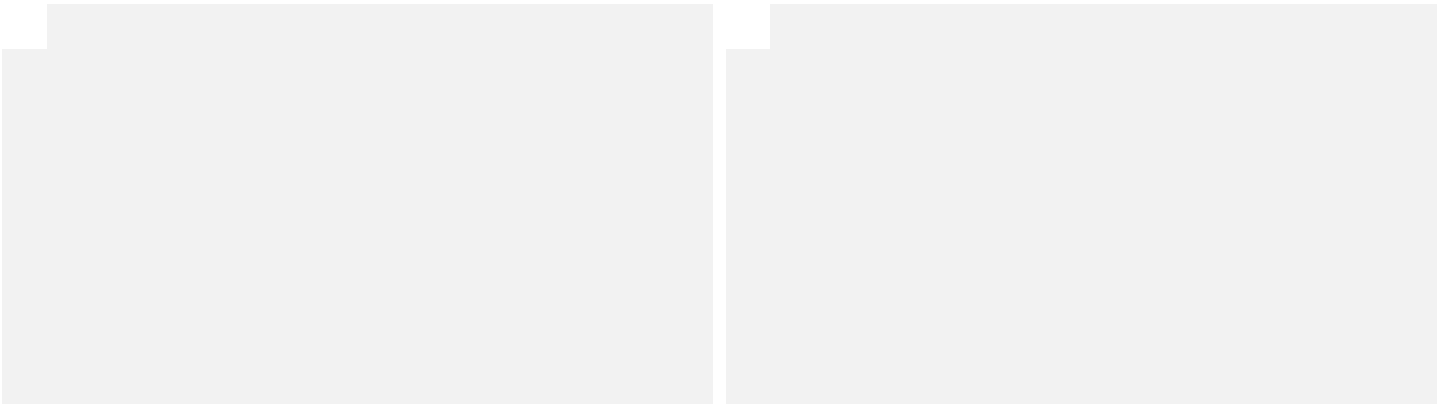
10' 1" x 6' 10" (3.07m x 2.08m)

Bedroom 4

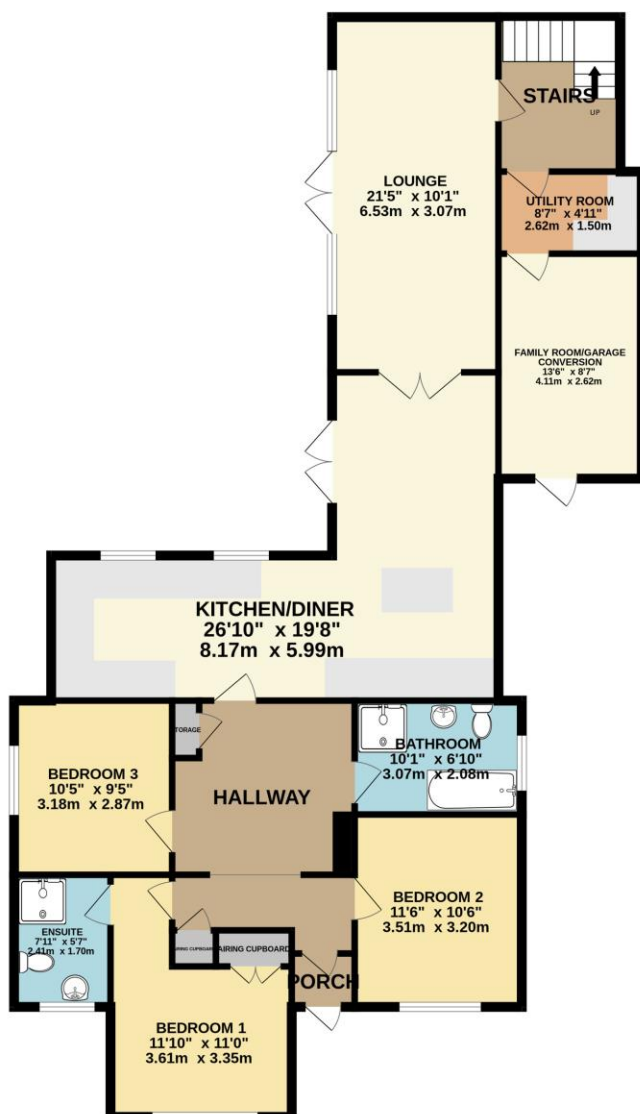
19' 1" x 12' 4" (5.81m x 3.76m)

WC

6' 2" x 3' 3" (1.88m x 0.99m)



GROUND FLOOR
1404 sq.ft. (130.4 sq.m.) approx.



1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1676 sq.ft. (155.7 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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE