



- Extended Detached House
- 3 Bedrooms & 2 Bathrooms
- Kitchen Diner & Utility Room
- Lounge & Sitting Room Extension

- Garage Conversion To Home Office
- Landscaped Gardens
- Driveway Parking For 3 Cars
- No Onward Chain!

Canterbury Drive, Heighington, LN4 1SX
£315,000





Located in the popular village of Heighington, a short 15-minute drive from Lincoln city centre, is this three-bedroom extended detached family home. Boasting modern upgrades throughout the property comes with an extended sitting room which is accessed from a kitchen diner measuring 21'5" with a range of eye and base level units and modern integrated appliances. The ground floor also comes with the all-important utility room upgraded in 2024 with space and plumbing for laundry appliances, a downstairs shower room and office - converted from an integrated garage circa 2014. Completing the ground floor is a welcoming entrance hallway, a lounge measuring 14'1" and a ground floor store room with a modern boiler with a regular annual service history. Rising to the first floor are three bedrooms and a three-piece bathroom, which was upgraded in 2023. Front and rear have been landscaped, with the rear garden having a large patio seating area, mature flowerbed borders, and a timber-built garden shed. To the front of the property is a block paved with parking for three vehicles. The home is made for sale with no onward chain with upgrades to the property including a selection of new windows and new radiators throughout, a wireless Yale alarm, new flooring including carpets, painting and decorating to all rooms. The property is situated in Heighington, which is a highly sought after village known for its welcoming community and family amenities. The amenities include a doctor's surgery at the nearby village of Washingborough, a pharmacy, 2 public houses, office licenses, a Co-op food store and pharmacy, a regular bus service to and from Lincoln city centre, and primary schools at Heighington and Washingborough, as well as a secondary school at the nearby village of Branston. For further details and viewing requests, please contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hallway

Composite front door entry to the front aspect, a radiator, stairs rising to the first floor, an under-stairs storage cupboard with lighting, Hive thermostatic control, and engineered wood flooring. Access to the office, kitchen diner and the lounge.

Office - Conversion approximately 2014

8' 1" x 7' 9" (2.46m x 2.36m)

uPVC double-glazed window to the front aspect, LVT flooring, a radiator, a cupboard housing the consumer unit, and an electric meter.

Lounge

11' 6" x 14' 1" (3.50m x 4.29m)

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

Kitchen Diner

21' 5" x 10' 6" max (6.52m x 3.20m)

Having a range of base and eye-level units with handleless kitchen finish, wood effect worktops and splashbacks, integrated appliances such as a Neff double oven, pantry cupboards, induction hob with extractor hood over, space for a freestanding fridge freezer, a dishwasher - approximately 18 months old, a vertical radiator, sink and drainer unit, engineered wood flooring, a uPVC double-glazed window to the rear aspect and internal access into utility room and opening into:

Sitting Room - Approximately extension 2014

11' 1" x 10' 1" (3.38m x 3.07m)

French doors leading onto the rear garden to the side aspect, uPVC double-glazed window to the rear and side aspects, a vertical radiator, and engineered wood flooring.

Utility Room

7' 6" x 5' 4" (2.28m x 1.62m)

Upgraded Wickes eye and base level units with counter worktops, space, and plumbing updated in 2024, vinyl flooring, a radiator, a uPVC double-glazed window to the rear aspect, and external doors to the rear aspect. Internal access to the shower room and store/boiler room.

Shower Room

6' 6" x 4' 7" (1.98m x 1.40m)

A corner shower cubicle with pedestal hand wash basin unit, a low-level WC, a chrome heated hand towel rail, and a frosted uPVC double-glazed window to the side aspect, and an extractor unit.

Store/Boiler Room

4' 2" x 8' 5" (1.27m x 2.56m)

Having wall wall-mounted gas combination boiler with an annual service history, second loft access - insulated and boarded, no ladder.

First Floor Landing

8' 1" x 9' 1" (2.46m x 2.77m)

Coved ceiling, a uPVC double-glazed window to the side aspect, airing cupboard with shelving.

Master Bedroom

11' 4" x 12' 11" (3.45m x 3.93m)

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

Bedroom 2

10' 8" x 12' 11" (3.25m x 3.93m)

Having a uPVC double-glazed window to the rear aspect, a coved ceiling, a radiator, and loft access - double insulated, no ladder, no boarding.

Bedroom 3

7' 5" x 8' 1" (2.26m x 2.46m)

Having a uPVC double-glazed window to the front aspect, a radiator, a coved ceiling, and a stairs bulkhead.

Bathroom - Updated 2023

8' 1" x 5' 5" (2.46m x 1.65m)

Having a panelled bath with a showerhead and aquaboard surround, a vanity hand wash basin unit, a low-level WC, a radiator, an extractor unit, and a uPVC double-glazed obscured window to the rear aspect.

Outside Rear - Landscaped 2024

Landscaped, being mostly laid to lawn with mature flowerbed borders, a patio seating area, an external water tap, and a timber-built garden shed.

Outside Front - Driveway landscaped 2023

Landscaped front garden, a block paved driveway, parking for 3 vehicles, and access to the front door entry with modern tiling.

Agents Note 1

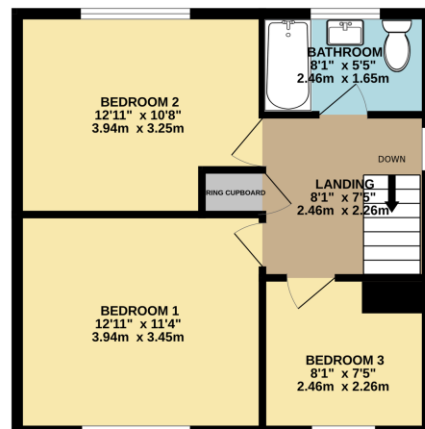
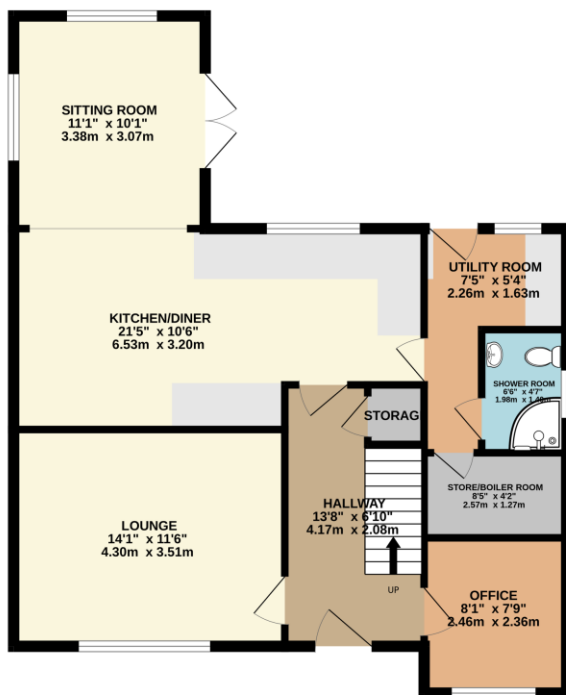
The property was purchased in 2021. Over the past 5 years, there has been a continuous programme of upgrades and renovations internally and externally. With new flooring throughout, including carpets, new external doors, new windows, and radiators upgraded throughout, with blinds fitted to the windows.





GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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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