



- Extensive Dormer Bungalow
- 3 Bedrooms & 2 Bathrooms
- Superb Orangery
- Lounge & Dining Room
- Beautiful Gardens Designed To Be Easily Maintained
- Ample Parking Garage
- Well Serviced Village With Doctors Surgery
- Traditional Lincolnshire Village

Washingborough Road, Heighington, LN4 1QW,
£330,000





This beautiful dormer bungalow comes with superb gardens and is immaculately presented throughout. Having the majority of the accommodation over one floor the home comes with dining room, lounge and feature orangery overlooking the gardens. There is also a kitchen with a range of fitted units, 2 bedrooms and one bathroom, with a shower room being constructed in 2019. Rising to the first floor is a separate master bedroom with velux window and built in wardrobes. The property comes into its own with a luscious lawned rear garden with an array of mature flowerbeds providing an abundance of colour. Having multiple seating areas and two timber built sheds, the outside space has been designed with a low maintenance commitment. Furthermore, there is ample parking provisions via a gravelled driveway and access to a single garage. The property has been well maintained by the current owners, having had a new roof in 2018, new combi boiler approximately 2015, electrical rewire in 2012, vertical blinds throughout plus new uPVC fascias and soffits. The village of Heighington is highly regarded as one of the premium locations close to Lincoln city centre. Being a short 10 minute drive away, the village has a traditional feel and comes with excellent access to local amenities such as primary school, x2 public houses, off license and easy access to the local doctors surgery and pharmacy whilst also having a regular bus service to Lincoln city centre. Council tax band: B. Freehold.



Door to side leads into:

Entrance Hall

Having radiator, airing cupboard and coving to ceiling. Doorway gives access to stairs leading to first floor accommodation.

Lounge

12' 0" plus bay x 11' 5" (3.65m x 3.48m)

Having double glazed bay window to front aspect, radiator, fireplace housing gas fire, TV point and coving to ceiling.

Kitchen

13' 3" x 9' 1" plus recess (4.04m x 2.77m)

Having double glazed window to side aspect. Kitchen is fitted with a range of wall mounted base units with work surfaces incorporating one and a half stainless steel sink drainer, integrated appliances including Neff double electric oven and induction hob with extractor fan, fridge, freezer, dishwasher, space for washing machine, radiator and recess spot lighting.

Dining Room

12' 0" x 10' 4" (3.65m x 3.15m)

Having double glazed window to side aspect, TV point, radiator and coving to ceiling.

Orangery

17' 0" x 9' 3" (5.18m x 2.82m)

Having double glazed windows, French doors leading onto rear garden. Further door to shower room, TV point, tiling to floor with underfloor heating, 2 radiators and spot lighting. There are 2 fitted blinds to all windows and roof.

Shower Room

9' 8" x 6' 0" (2.94m x 1.83m)

Having been constructed in 2019 and consisting of a walk in shower, vanity hand wash unit, low level wc, tile flooring, chrome heated towel rail, extractor unit and uPVC double glazed obscured window to the side aspect.

Bedroom 2

11' 5" x 8' 8" plus recess (3.48m x 2.64m)

Having double glazed window to front aspect, radiator, storage cupboard, fitted wardrobes with sliding mirrored doors and coving to ceiling.

Bedroom 3

9' 9" x 7' 7" (2.97m x 2.31m)

Having double glazed window to rear aspect, radiator, fitted wardrobes, storage cupboard with sliding doors.

Bathroom

7' 5" x 5' 2" (2.26m x 1.57m)

Having double glazed window to rear aspect, suite comprising panelled enclosed bath with overhead shower, low level WC, pedestal wash hand basin, heated towel rail and tiling to walls and flooring.

Half Landing

Having double glazed window to side aspect and radiator. Stairs continue up to first floor bedroom.

Bedroom 1

16' 0" x 9' 5" (4.87m x 2.87m)

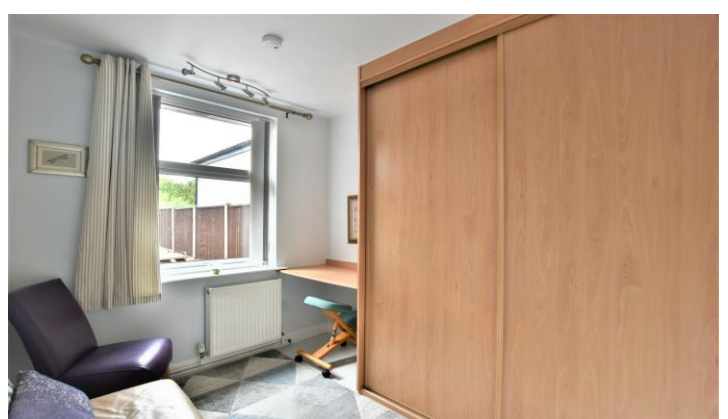
Having double glazed window to rear aspect, Velux skylight window to the front, radiator, fitted wardrobes with sliding mirrored doors, walk-in loft storage and further storage cupboard.

Outside Front

To the front of the property there is a gravelled driveway providing off street parking for several vehicles. Driveway leads down to the side of the property with further gravelled parking area and security lighting.

Outside Rear

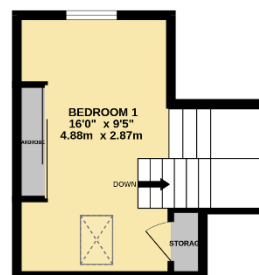
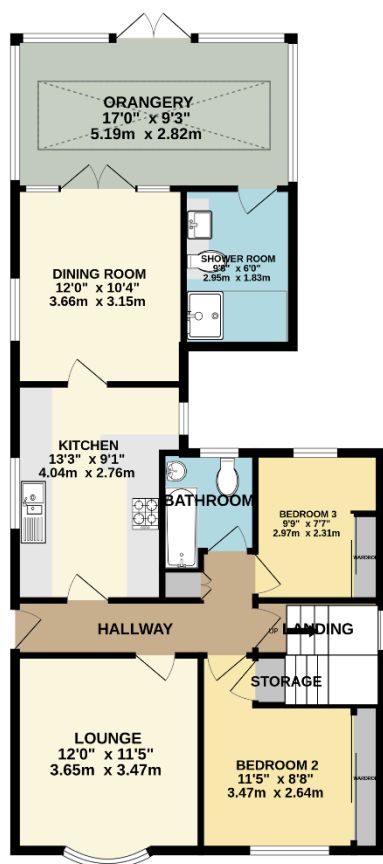
Having beautifully landscaped gardens to incorporate multiple seating areas for entertainment and relaxing, luscious green lawns, mature flower bed borders, summer house, x2 timber built sheds and one modular garage with gravelled area.





GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.

1ST FLOOR
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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