



**Belvoir Square, Heighington Lincoln LN4 1GL**

**welcome to**

**Belvoir Square, Heighington Lincoln**

Situated within the sought after village of Heighington is this two bedroom terraced home with allocated parking and enclosed rear garden. Boasting no onward chain, generous bedrooms and local access to a wide range of amenities, transport links and schooling.



### **Entrance Hall**

With double glazed window to the side, lino flooring and radiator.

### **Lounge**

14' 7" x 12' 7" ( 4.45m x 3.84m )

With double glazed window to the front, built in storage, lino flooring and radiator.

### **Kitchen**

12' 7" x 9' 1" ( 3.84m x 2.77m )

With double glazed door and window to the rear, a fitted kitchen in a range of wall and base units with work surfaces, ceramic sink and drainer, freestanding cooker, space and plumbing for washing machine, tiling to the floor and electric heater.

### **First Floor Landing**

With loft access point and carpet flooring.

### **Bedroom One**

12' 5" x 9' 7" ( 3.78m x 2.92m )

With double glazed window to the front, built in storage, radiator, lino flooring and cupboard housing hot water cylinder.

### **Bedroom Two**

6' 7" x 11' 7" ( 2.01m x 3.53m )

With double glazed window to the rear, radiator and lino flooring.

### **Bathroom**

With double glazed obscured window to the rear, bath with shower fitted over, wc, wash hand basin, extractor fan, part tiling to the walls and lino flooring.

### **Outside**

Property benefits from allocated parking to the front and a fully enclosed garden to the rear with a patio area ideal for seating and an area of lawn.



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welcome to

## Belvoir Square, Heighington Lincoln

- TWO BEDROOM TERRACED HOME
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- FANTASTIC FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121116 - 0003

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