



**Boole Way, Heighington Lincoln LN4 1SZ**

**welcome to**

**Boole Way, Heighington Lincoln**

Early viewing is essential for this modern and well presented 40% shared ownership semi detached home, situated within the ever popular village of Heighington. Boasting generous bedrooms, driveway parking, a fully enclosed rear garden and local access to a wide range of amenities.



## **Lounge**

12' 6" x 15' ( 3.81m x 4.57m )

With double glazed door and window to the front, stairs rising to the first floor and radiator.

## **Kitchen / Diner**

15' x 7' 10" ( 4.57m x 2.39m )

With double glazed door and window to the rear, a modern fitted kitchen in a range of wall and base units with work surfaces, space for washing machine, chrome gas hob and cooker with stainless steel cooker hood fitted over, space for fridge freezer, stainless steel sink and drainer, radiator and door to:-

## **Cloakroom**

With wc, wash hand basin, extractor fan and radiator.

## **First Floor Landing**

With loft access point.

## **Bedroom One**

11' 7" x 9' 8" ( 3.53m x 2.95m )

With two double glazed windows to the front, built in over stairs cupboard and radiator.

## **Bedroom Two**

10' 8" x 7' 8" ( 3.25m x 2.34m )

With double glazed window to the rear and radiator.

## **Bathroom**

Bath with wall mounted over bath and fitted screen, wick, wash hand basin, tiling to the walls, heated towel rail, extractor fan, shaver point and wall mounted mirror.

## **Outside**

Property benefits from a driveway to the front providing off road parking for one car and gated side access to the rear garden. The rear garden is fully fence panel enclosed with a patio area ideal for seating, an area of lawn, outside tap and light.



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welcome to

## Boole Way, Heighington Lincoln

- 40% SHARED OWNERSHIP
- WELL PRESENTED SEMI DETACHED HOME
- MODERN ACCOMMODATION THROUGHOUT
- DRIVEWAY PARKING
- FULLY ENCLOSED REAR GARDEN

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £73,600



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121104 - 0005

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