



Garratt Close, Heighington Lincoln LN4 1RN

welcome to

Garratt Close, Heighington Lincoln

Situated within the sought after village of Heighington is this stunning five bedroom family home on a generous plot with a range of amenities nearby. Boasting spacious and modern accommodation throughout, two en suites, multiple reception rooms, insulated garden room and integral garage.





Ground Floor



First Floor

Entrance Hall

Lounge

13' 2" max x 12' 6" max (4.01m max x 3.81m max)

Cloakroom

Dining Area

12' 5" x 11' 11" (3.78m x 3.63m)

Kitchen / Living Space

26' 10" x 15' 1" (8.18m x 4.60m)

Utility Room

6' 2" x 5' (1.88m x 1.52m)

Office Space

15' 2" x 8' (4.62m x 2.44m)

First Floor Landing

Bedroom One

15' 5" max x 15' 2" max (4.70m max x 4.62m max)

Walk In Wardrobe

7' 5" x 4' 7" (2.26m x 1.40m)

En Suite One

Bedroom Two

15' 2" x 11' 7" (4.62m x 3.53m)

En Suite Two

Bedroom Three

12' 6" max x 12' 11" (3.81m max x 3.94m)

Bedroom Four

10' 2" x 12' (3.10m x 3.66m)

Bedroom Five

9' 10" max incl stair rise x 7' 11" max incl stair rise (3.00m max incl stair rise x 2.41m max incl stair rise)

Bathroom

Integral Garage

15' 4" x 14' 5" (4.67m x 4.39m)

Outside

Garden Room

25' 7" max x 23' 11" max (7.80m max x 7.29m max)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Garratt Close, Heighington Lincoln

- IMMACULATE & SPACIOUS DETACHED HOME
- FIVE GENEROUS BEDROOMS
- TWO EN SUITES, FAMILY BATHROOM & DOWNSTAIRS WC
- AMPLE DRIVEWAY PARKING & INTEGRAL GARAGE
- GARDEN ROOM WITH INSULATION & HEATING

Tenure: Freehold EPC Rating: Awaiting

£625,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR120418 - 0003

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