

Turnberry Close, Heighington Lincoln LN4 1TL

welcome to

Turnberry Close, Heighington Lincoln

Early viewing is essential for this spacious detached bungalow situated on a corner plot within the sought after village of Heighington. Boasting no onward chain, two reception rooms, three generous bedrooms, driveway parking for two cars and a detached garage.













Entrance Porch

With double glazed door, double glazed window to the front and tiling to the floor.

Entrance Hall

With double glazed door and window, laminate flooring, radiator, coving to the ceiling, built in cupboard housing wall mounted gas central heating boiler, built in utility cupboard and loft access point.

Lounge

19' 5" x 12' 3" (5.92m x 3.73m)

With double glazed window to the side, radiator, coving to the ceiling, feature fireplace with marble hearth and surround and electric inset fire, opening to:

Dining Room

9' 3" x 8' 3" (2.82m x 2.51m)

With double glazed window to the front, radiator and coving to the ceiling.

Kitchen

10' 9" max x 9' 4" max (3.28m max x 2.84m max) With double glazed window to the front, a modern fitted kitchen in a range of high gloss wall and base units with wood effect work surfaces, gas hob, stainless steel cooker with extractor fan over, space for washing machine, space for dishwasher, space for fridge freezer and tiling to the walls and floor.

Bedroom One

14' $\max x$ 12' 5" ($4.27m \max x$ 3.78m) With double glazed window to the side, coving to the ceiling and radiator.

Bedroom Two

9' 3" x 14' (2.82m x 4.27m)

With double glazed double doors opening to the side garden.

Bedroom Three

7' 6" x 9' 3" (2.29m x 2.82m)

With double glazed window to the front, radiator and coving to the ceiling.

Wet Room

With double glazed obscured window to the rear, wc, wash hand basin, wall mounted shower, chrome heated towel rail, coving to the ceiling and extractor fan.

Outside

Property benefits from a corner plot with mature hedging enclosing a generous lawn area to the front and side with a driveway providing off road parking for two cars and access to the detached garage. The low maintenance rear garden is mainly laid to patio with areas of gravel, outside light, outside tap and pedestrian access to the detached garage.

Detached Single Garage

19' 10" x 8' 7" (6.05m x 2.62m)

With electric roller door to the front, double glazed window to the side, double glazed pedestrian door opening to the rear garden and outside light.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





welcome to

Turnberry Close, Heighington Lincoln

- NO ONWARD CHAIN
- SPACIOUS DETACHED BUNGALOW
- **CORNER PLOT**
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- MULTIPLE RECEPTION ROOMS

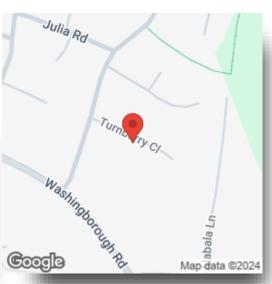
Tenure: Freehold EPC Rating: D

£245,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR121440



Property Ref: LCR121440 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01522 534 771



william h brown

Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1FW



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.