



Almond Avenue, Heighington, Lincoln LN4 1JW

welcome to

Almond Avenue, Heighington, Lincoln

Early viewing is essential for this semi-detached home situated within the sought after village of Heighington. Boasting no onward chain, three generous bedrooms, driveway parking, enclosed rear garden with field views and local access to a range of amenities.



Entrance Hall

With double glazed window to the side, laminate flooring, understairs storage and radiator.

Lounge / Diner

12' 6" x 21' 9" (3.81m x 6.63m)

With double glazed double doors opening to the rear, gas fireplace and carpet flooring.

Kitchen

11' 6" x 7' 11" (3.51m x 2.41m)

With two double glazed windows to the rear, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob, space for washing machine, tiling to the floor and part tiling to the walls.

First Floor Landing

With double glazed window to the side, carpet flooring and built in storage.

Bedroom One

14' 5" x 12' 6" (4.39m x 3.81m)

With three double glazed windows to the front, carpet flooring and radiator.

Bedroom Two

12' 7" x 8' 11" (3.84m x 2.72m)

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

Bedroom Three

8' 1" x 7' 7" (2.46m x 2.31m)

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

Bathroom

With double glazed obscured window to the rear, bath with shower fitted over, wc, wash hand basin, inset ceiling lights and vinyl flooring.

Outside

Property benefits from a driveway to the front providing off road parking with an area of lawn alongside and gated side access to the rear garden. Benefitting from field views, the fully enclosed rear garden is mainly laid to lawn with a shed ideal for storage.

Agent's Note

Viewers are advised that we believe this property is of a non-standard construction and interested parties are advised to make their own enquiries as to the availability of mortgage lending on this property.



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welcome to

Almond Avenue, Heighington Lincoln

- NO ONWARD CHAIN
- SEMI-DETACHED HOME
- THREE GENEROUS BEDROOMS
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR122384 - 0003

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