



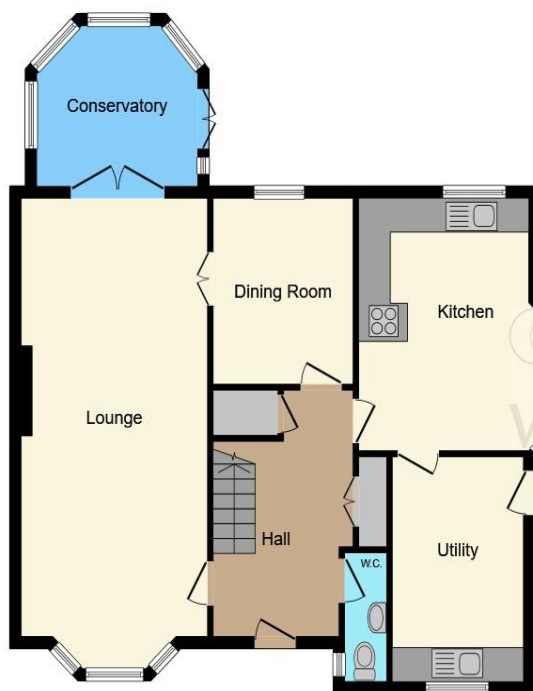
St. Aubins Crescent, Heighington Lincoln LN4 1GH

welcome to

St. Aubins Crescent, Heighington Lincoln

A particularly spacious and well presented detached family home situated in a tucked away position within the well serviced and sought after village of Heighington. Boasting three reception rooms, four well-proportioned bedrooms, driveway parking and a double garage!

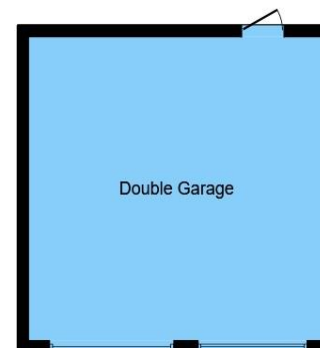




Ground Floor



First Floor



Garage

Entrance Hall

Cloakroom Wc

Lounge

22' excl bay window x 11' 7" (6.71m excl bay window x 3.53m)

Dining Room

10' 8" x 8' 8" (3.25m x 2.64m)

Kitchen / Breakfast Room

14' 7" x 10' 4" max into bay window (4.45m x 3.15m max into bay window)

Utility Room

10' 3" x 6' 7" (3.12m x 2.01m)

Conservatory

9' 10" x 8' 9" (3.00m x 2.67m)

First Floor Landing

Bedroom One

11' 8" x 10' 9" (3.56m x 3.28m)

En Suite

Bedroom Two

12' 4" x 10' 4" (3.76m x 3.15m)

Bedroom Three

12' 4" x 8' 8" (3.76m x 2.64m)

Bedroom Four

11' 9" x 8' 7" (3.58m x 2.62m)

Bathroom

Double Garage

17' 3" x 18' 3" (5.26m x 5.56m)

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

welcome to

St. Aubins Crescent, Heighington Lincoln

- SPACIOUS DETACHED FAMILY HOME
- TUCKED AWAY POSITION WITHIN CUL-DE-SAC
- FOUR GENEROUS BEDROOMS
- EN SUITE, FAMILY BATHROOM & CLOAKROOM WC
- DRIVEWAY PARKING & DOUBLE GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£395,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR118300



Property Ref:
LCR118300 - 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 guidance 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.

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