



Welcome to this charming property located on Mill Lane in the picturesque village of Redworth which lies within easy reach of Heighington. This delightful bungalow offers a perfect blend of comfort and style, ideal for those seeking a peaceful retreat.

Upon entering, you are greeted by three inviting reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. The property boasts three cosy bedrooms, offering a tranquil haven for a good night's sleep.

The bungalow features a well-appointed bathroom, ensuring convenience and comfort for all residents. Additionally, the dormer detached style of this property adds a touch of character and uniqueness.

One of the standout features of this property is the parking space available for up to three vehicles, making it convenient for homeowners with multiple cars or guests visiting.

Overall, this bungalow on Mill Lane is a wonderful opportunity for those looking to embrace a peaceful lifestyle in the heart of Redworth. Don't miss out on the chance to make this charming property your new home!

Please Note: Council tax band C. Freehold basis. EPC Band E

Mill Lane, Heighington, DL5 6NP
3 Bed - Bungalow - Dormer Detached
Offers Over £300,000
EPC Rating: E
Council Tax Band: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Mill Lane, Heighington, DL5 6NP



ENTRANCE HALL

LOUNGE

12'x22'8 (3.66mx6.91m)

DINING ROOM

9'x9'1 (2.74mx2.77m)

KITCHEN

9'x12'7 (2.74mx3.84m)

STUDY

8'x9'4 (2.44mx2.84m)

GROUND FLOOR W.C.

CONSERVATORY

10'x13' (3.05mx3.96m)

BEDROOM

10'x14'9 (3.05mx4.50m)

BEDROOM

10'x14'7 (3.05mx4.45m)

BEDROOM

9'x7'9 (2.74mx2.36m)

SHOWER ROOM

9'x4'7 (2.74mx1.40m)

FRONT ELEVATION

GARAGE

10'x15'2 (3.05mx4.62m)

UTILITY

10'x7'2 (3.05mx2.18m)

REAR GARDEN



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1617.17 ft²
150.24 m²

Reduced headroom
65.77 ft²
6.11 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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