



West Green

Heighington Village DL5 6RA

£160,000





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- Two Bedroom Cottage
- Council Tax Band C
- Box Room

- Front and Rear Gardens
- Epc Rating D
- Garden Room To Rear

- No Onward Chain
- Double Garage
- Overlooking Village Green To Front

Situated in the popular Heighington Village, this two bedroom cottage with an additional useful room to the first floor. This offers a unique opportunity to become part of a close-knit community. With two public houses, a church, a shop, and a primary school all within walking distance, convenience is at your doorstep. There is a Bus Stop with Shelter opposite the property, with a regular service to local towns and mainline Railway Station.

Although some updating is required, there is double glazing and gas central heating throughout. This cottage presents a fantastic chance to put your own stamp on a traditional village home. The village green location adds to the charm, providing a picturesque setting for relaxing strolls and enjoying the outdoors.

With no onward chain, this property is ready and waiting for its new owners to move in and make it their own. If you're looking for a characterful cottage in a desirable village location, viewing is highly recommended. Don't miss out on the opportunity to create your dream home in this idyllic setting.

Entrance Hall

Door to front and radiator

Lounge

14'10 x 14'00 (4.52m x 4.27m)

Upvc double glazed bow window to front elevation, original beams to ceiling, feature stone fire place, staircase to first floor and radiator.

Downstairs Bathroom

Upvc double glazed obscure window to rear, fitted bath with

shower attachment, w.c, wash hand basin and radiator. There is an airing cupboard that houses the boiler controls and hot water tank.

Kitchen

14'00 x 8'09 (4.27m x 2.67m)

Fitted with wall, base and drawer units and stainless steel sink. There is space for a fridge freezer, cooker and washing machine, radiator and door leading to dining room.

Dining Room/Sun Room

11'03 x 12'08 (3.43m x 3.86m)

Sunny south facing room with Upvc double glazed windows to side elevation. Access to patio areas via Upvc side door and french doors to rear. There is also a radiator.

First Floor Landing

Access to part boarded Loft.

Study/Dressing Room/Storage/Nursery

14'08 x 3'04 (4.47m x 1.02m)

Upvc double glazed window to front and radiator.

Bedroom One

13'11 x 13'02 x 9'04 (4.24m x 4.01m x 2.84m)

Upvc double glazed window to front, fitted wardrobes and radiator. The room is 'L' shaped.

Bedroom Two

14'03 x 9'01 (4.34m x 2.77m)

Upvc double glazed window to rear, fitted wardrobes and cupboard housing Worcester central heating boiler with an up to date annual service history and radiator.

Externally

To the front there is an outside light and well stocked Cottage Style garden which is surrounded by a low stone wall.

To the rear is a south facing, low maintenance, well stocked garden and waterfall garden feature.

There are patio areas to both the rear and side of the property with lighting to both.

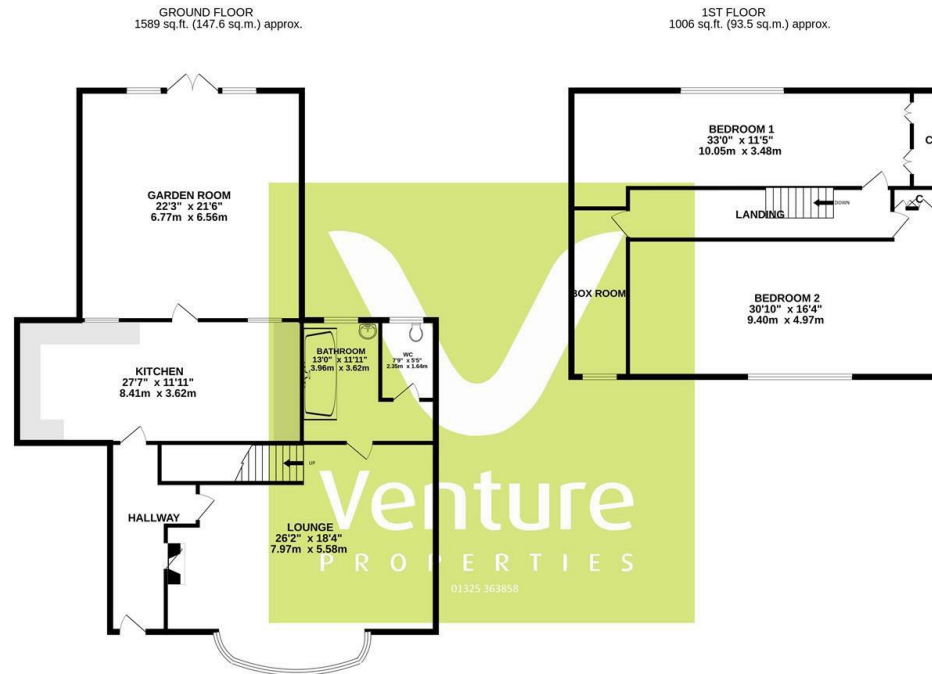
A rear door provides access to a detached garage which has both power and light. Double garage doors give access to the rear driveway with locked iron gates, leading to the road.

Council Tax

Tenure

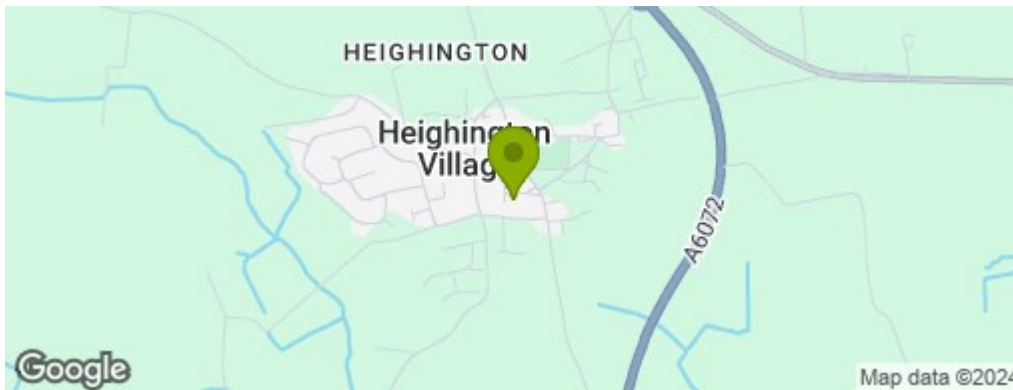
Note

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TOTAL FLOOR AREA: 2595 sq.ft. (241.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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