



21 Back Lane  
Heighington, Lincoln. LN4 1RH

**BELL**









## 21 Back Lane

### Heighington

This is a very appealing and substantial stone featured five bedroom detached family residence (GIFA 2,238 ft<sup>2</sup> / 208 m<sup>2</sup>), with the most attractive landscaped grounds of 0.16 of an acre (sts), very pleasantly and discreetly located down this quiet lane in the heart of the ever popular and charming village of Heighington.

The accommodation is appointed to a very high standard throughout, with the large contemporary design style appointed Dining Kitchen and the adjoining Garden Room certainly catching the eye. This a wonderful very versatile family home of which a **viewing is genuinely highly recommended.**

#### ACCOMMODATION

**Feature Open Storm Porch** with obscure double glazed panelled front entrance door to:

**Good Sized Entrance Hallway** having return staircase up to first floor, engineered oak flooring, radiator with contemporary design style radiator cover, egg and dart ceiling cornice and oak glazed panelled doors through to adjoining accommodation. Door to:

**Cloakroom** of excellent proportions having a circular wash hand basin set to attractive washstand with tiled splashback and low level WC. Built in cloaks cupboard to one corner, tiled floor, ladderback style radiator/towel rail, ceiling spotlight fitting and extractor vent.

**Home office/Snug** with a very pleasant easterly outlook over the front garden and into the Close; egg and dart ceiling cornice and radiator.

**Large Feature Sitting Room** with a most appealing view out over the front garden with its lawn, mature hedging and shading Birch tree; brick featured fireplace with wood burning stove inset





on a flagged hearth with accompanying exposed solid feature ceiling beams, mock ceiling joists, two radiators and wall light fittings. Glazed oak panelled door through to:

**Substantial Dining Kitchen** having a delightful westerly outlook over the rear garden; Sharps high-quality contemporary design style fitted kitchen comprising; base, drawer and wall units, work surface areas with inset stainless steel sink unit and incised drainer, pull-out bin store and a tier of two pan drawers below. The work surface extends around the adjoining wall and out to provide a short peninsula divide with breakfast bar on one side. Beneath this fitted work surface area is a built-in concealed Neff dishwasher, wine cooler, corner carousel cupboard and deep pan drawers. There is a Bora induction hob inset with integral extraction unit. A further comprehensive bank of fitted units comprising of brushed steel featured oven and microwave/combination oven inset with cupboard space above and drawers below, built in concealed fridge/freezer to one end, further storage cupboard space on one side and large pull-out shelved pantry unit to the corner. There is a very good-sized

**Dining/Sitting** area to one end of the room, engineered oak flooring, vertical contemporary design style radiator, additional radiator and inset ceiling spotlight fittings. Glazed oak panelled door through to utility room and a wide-open archway through to the adjoining:

**Garden Room** with its high vaulted ceiling level, Velux roof windows and wide window casements, French doors providing appealing views out over the delightful rear garden. Engineered oak flooring, contemporary design style radiator and inset ceiling spotlight footings.

**Utility Room/Rear Entrance Lobby** having a comprehensive range of storage cupboard space across one wall also providing stack space for appropriate laundry white goods. To one corner of the room there is further fitted cupboard containing the Worcester gas central heating boiler. Engineered oak flooring and inset ceiling spotlight fittings. uPVC obscure double-glazed panelled door to rear garden.

## First Floor

**Landing** having a built-in airing cupboard containing the insulated hot water cylinder, access to roof space and radiator. Pine panelled doors through to adjoining accommodation.

**Principal Bedroom** with a delightful view down over the front garden across the Close to other neighbouring quality stone featured homes; built in wardrobe space across one wall with large sliding panelled doors and radiator. Pine panelled door to:





**En-suite Shower Room** having quality contemporary appointment comprising; a good sized corner shower cubicle with accompanying shower fitting, cantilevered wash hand basin with drawer space below and illuminated vanity mirror above and low level WC. Feature toiletry cabinet to one corner, tiling to all walls to full height, ladderback style radiator/towel rail and inset ceiling spotlight fittings.

**Guest Bedroom** with a pleasant westerly aspect down over the rear garden; and radiator. Pine panelled door to:

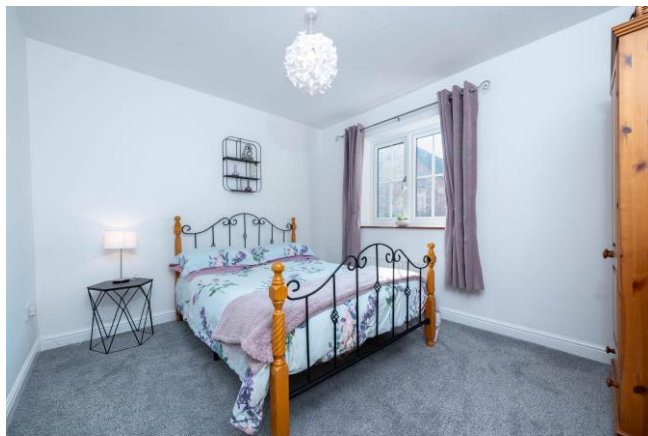
**En-suite Shower Room** having contemporary appointment comprising; shower cubicle set across one wall with appropriate shower fitting, cantilevered wash hand basin with toiletry drawer below and illuminated vanity mirror above and low-level WC. Feature toiletry cabinet to one side, tiling to all walls to full height, ladderback style radiator/towel rail, ceiling spotlight fitting and extractor vent.

**Bedroom** (centre rear) with an attractive view down over the landscaped rear garden to the west; and radiator.

**Bedroom** (centre front) with an appealing view out over the front of the property and into the Close; radiator and ceiling spotlight fitting.

**Family Bathroom** attractively appointed with panelled bath set across one wall, wash handbasin inset to a toiletry countertop with accompanying cupboard space below and illuminated mirror above and low-level WC. Wall mounted toiletry cabinet, tiling to all walls to full height, tiled floor, ladderback radiator/towel rail, ceiling spotlight fitting and extractor vent.

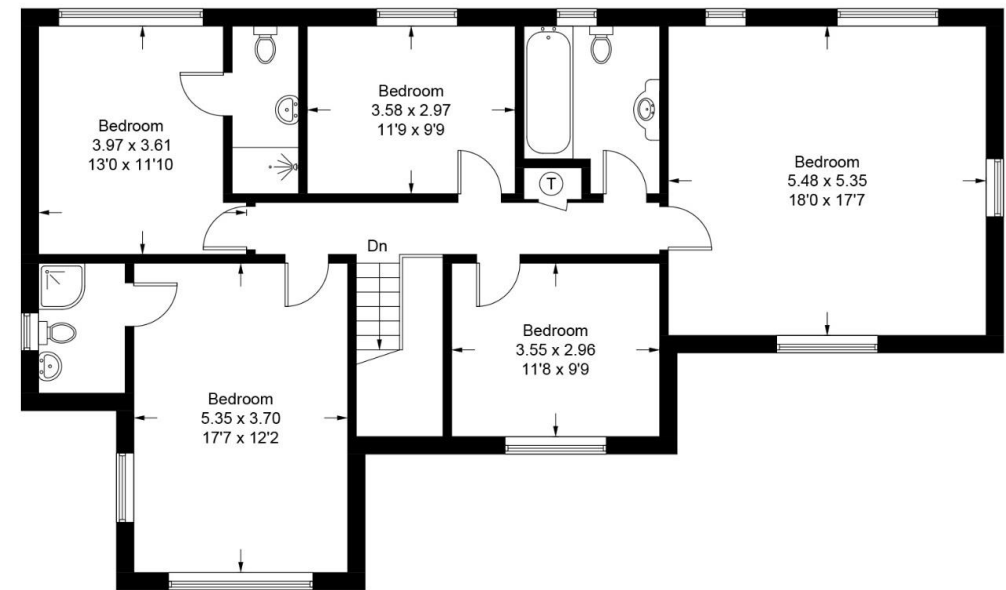
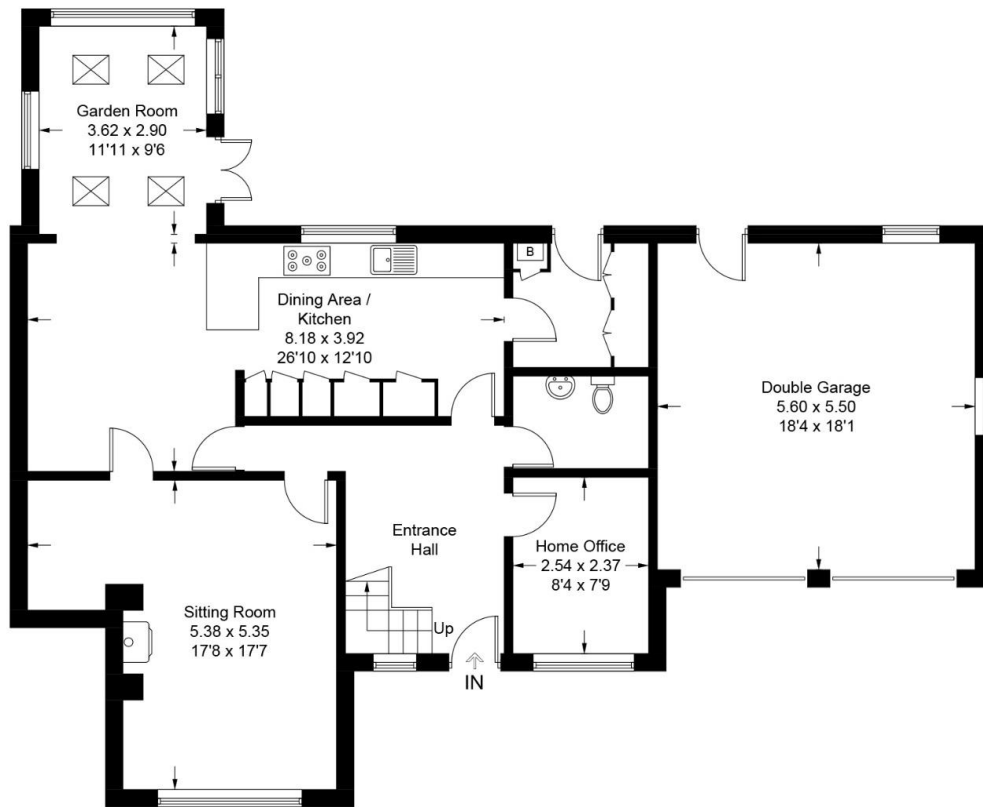
**Substantial Feature Bedroom** which the sellers have utilised over the years as family sitting room, leisure space, office and more, offering some potential for being subdivided further or en-suite facilities created. There are views down over the front and rear grounds as well as from the gable end window, an outlook across Back Lane to stone featured homes in the heart of the village. There are two radiators.





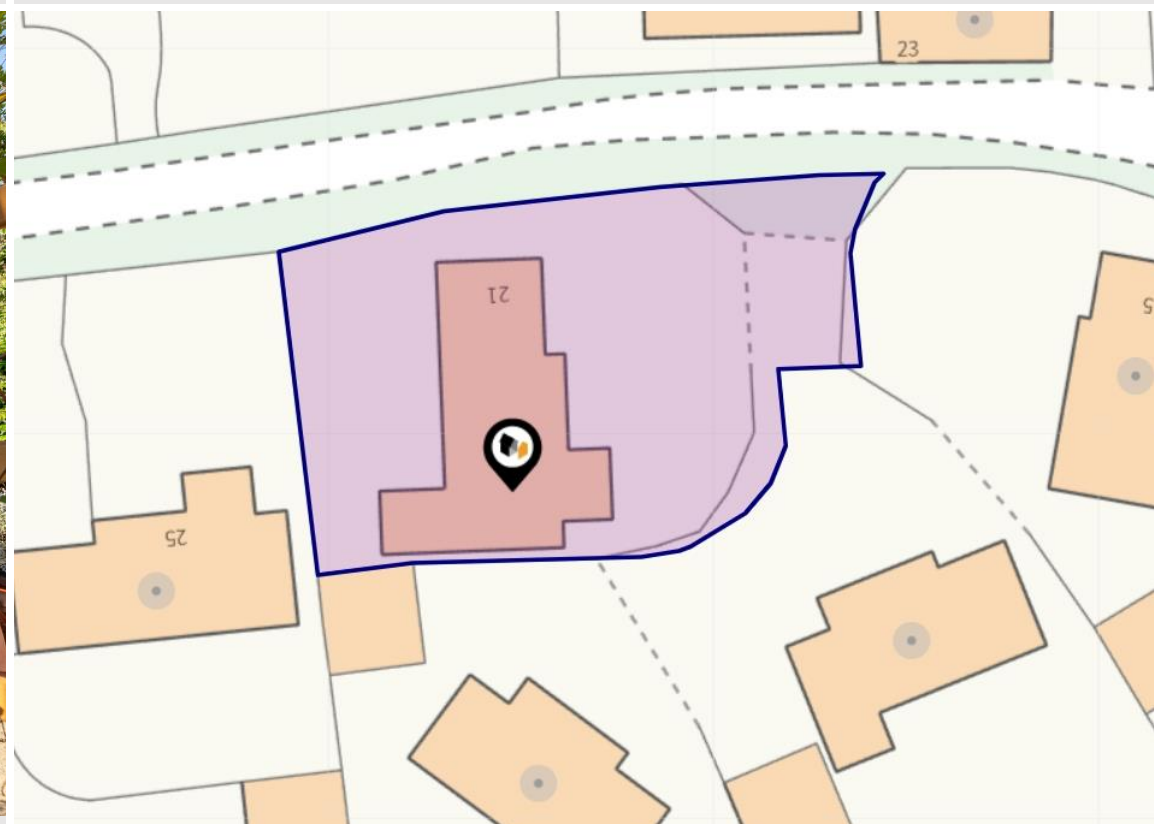
## 21 Back Lane

Approximate Gross Internal Area  
Ground Floor = 95.1 sq m / 1024 sq ft  
First Floor = 114.0 sq m / 1227 sq ft  
Double Garage = 31.2 sq m / 336 sq ft  
Total = 240.3 sq m / 2587 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







## OUTSIDE

The house is prominently located in this very attractive Close of high-quality stone featured modern homes and is approached across a block paved driveway which provides more than ample parking for both family and visitors as well as access to the **Integral Double Garage** having double up and over doors, service door to rear providing access into the rear garden, light fitting, power point and a cold water tap.

The front garden has been very attractively landscaped with well-tended mature hedging, an area of formal lawn shaded by mature Birch tree and attractively stocked flowerbeds/borders containing a profusion of shrubs and flowering plants.

There is pedestrian access down the northern elevation of the garage through to the rear garden with a paved hard standing area with a useful garden shed and log store.

The rear garden has been delightfully landscaped and maintained an excellent standard, with a good-sized area of formal lawn. meandering well stocked flowerbeds/borders. There is a paved patio area onto which the French doors of the garden room open, running along the complete western elevation of the house. A shale footpath leads to a large feature paved patio terrace to the north western corner of the garden with pergola. The garden is well enclosed and surprisingly private for a central village location such as this. There are exterior light fittings and a power point.

## North Kesteven District Council – Tax band: E

### ENERGY PERFORMANCE RATING: tbc

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office...

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