



6 Birkdale Close
Heighington, Lincoln. LN4 1SR

BELL



6 Birkdale Close Heighington

This is a very well presented and appointed detached two-bedroom bungalow, pleasantly located in this popular residential area of Heighington. The property stands in the head of a relatively small cul de sac of quality homes, which adjoins woodland and open countryside to the south. The driveway provides more than ample parking for both family and visitors, as well as access to a good-sized garage.

The gardens are very attractively landscaped, with the rear garden being well enclosed and surprisingly private.

ACCOMMODATION

Entrance Hall having front entrance door, radiator with shelf above and central heating control to wall. Doors to accommodation including:

Kitchen having northerly outlook over the front and driveway of U-shaped kitchen layout; a range of light wood-effect base and wall units, laminate butcher block-style worktops, stainless steel sink with drainer and mixer tap inset, space for countertop appliances, integrated under-counter white goods: washing machine and fridge, freestanding stainless steel gas cooker with extractor hood above. Dark stone effect vinyl flooring, tiled splash backs, open shelving, serving hatch through to dining area, ceiling light and power points.

Storage Cupboard with opaque glazed sliding door housing the wall-mounted Baxi Tec gas combi boiler with additional shelving/storage space.

Living/Dining Room of L shaped proportions, with westerly outlook from the bay window and northerly outlook; fireplace with gas fire, wood style laminate





flooring, radiators, internet connection point, power points and three ceiling light fittings.

Bathroom having frosted glazed window with easterly aspect; P shaped bath with overhead shower fitting and curved shower screen, wash hand basin and low level WC. Dark grey tiled floor, white tiled walls, pull cord extractor vent and ceiling light (operated by dimmer switch to outside), ladderback style radiator/towel rail.

Bedroom 1 with an east facing view to the rear; a double bedroom with built-in wardrobes and overhead cabinet storage surrounding the bed area, dressing table and 10 drawer unit to opposite wall, carpeted floor, radiator, loft access hatch (partially boarded with loft ladder and light fitting), ceiling light and power points.

Bedroom 2 a comfortable double bedroom having fitted wardrobe with sliding mirrored doors, radiator, ceiling light and power points.

OUTSIDE

The property enjoys an east facing beautifully maintained garden with mature shrubs, and flower beds. There is a side access from driveway, stone paving forming patio and walkway. Wooden shed, freshly painted and in excellent condition; **Garage** with power and light.

External power point with weather protection, cold water tap, security lights with motion sensors, water feature using recycled water.

The boundary line runs halfway between this unit and number 7 – directly in the middle.

North Kesteven District Council – Tax band: B

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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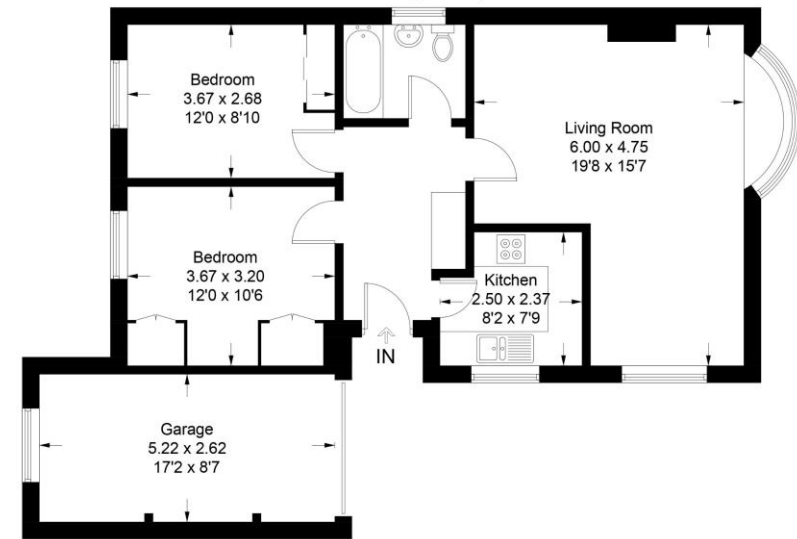
Brochure revised 22.4.2025





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Approximate Gross Internal Area= 63.7 sq m / 686 sq ft
Garage = 13.5 sq m / 145 sq ft
Total = 77.2 sq m / 831 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.

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