



Canterbury Drive, Heighington



2



1



1

£180,000

- Detached Bungalow
- Two Bedrooms
- NO ONWARD CHAIN
- Detached Single Garage
- Popular Location
- GCH & uPVC Double Glazing
- Freehold
- EPC rating D



Two bedroom detached bungalow with single garage, located in the popular village of Heighinton. Perfectly positioned with in walking distance of the village centre and the host of amenities it offers such as shops, doctors, pubs and schools. The accommodation on offer comprises of Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom and Conservatory. Outside the property to the front there is a lawned garden and driveway for up to three cars leading to a detached single garage. To the rear of the property there is an enclosed paved garden.

Entrance Hall

External door to front aspect, loft access and radiator.

Kitchen

3.47m x 1.95m (11'5" x 6'5")

Window and external door to rear aspect and fitted with a range of modern wall and base units with worktops over, sink with drainer, electric oven, four burner gas hob with extractor over, space and plumbing for washing machine, space for fridge freezer and radiator.

Lounge

3.37m x 3.67m (11'1" x 12'0")

Patio doors to rear aspect and radiator.



Conservatory

2.28m x 2.49m (7'6" x 8'2")

Patio doors to side aspect and tiled flooring.

Bedroom One

3.37m x 3.68m (11'1" x 12'1")

Window to front aspect and radiator.

Bedroom Two

2.5m x 3.32m (8'2" x 10'11")

Window to front aspect, fitted wardrobes and radiator.

Bathroom

2.5m x 2.08m (8'2" x 6'10")

Window to side aspect and fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.

Outside Front

Lawned garden and driveway for up to three cars leading to a detached single garage.

Outside Rear

Enclosed paved garden.

Garage

Up and over door, power and lighting and personal door to side aspect.

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

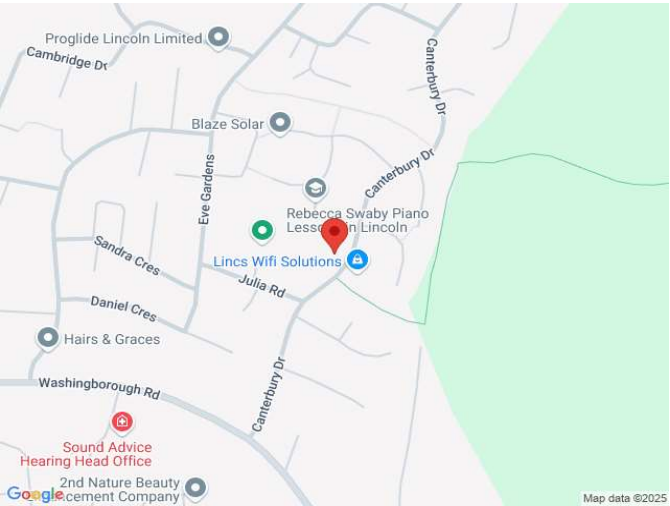
Floorplan



NO CANTERBURY DRIVE USE 202

TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.

Informational text regarding the floor plan and its use.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk