



## Rowan Court, Heighington



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**£190,000**

- Popular Village Location
- Mid Terraced House
- Three Bedrooms
- Lounge & Dining Kitchen
- Enclosed Rear Garden
- uPVC DG & GCH
- Freehold
- EPC rating C



Situated in a cul de sac position within the popular village of Heighington, Southeast of Lincoln city, is this well presented THREE BEDROOM Mid Terraced House. The accommodation comprises Entrance Hall, Lounge, Dining Kitchen, Landing, Three Bedrooms and Shower Room. Outside there are gardens to the front and rear with a Garage in a block. The property benefits from Gas Central Heating and uPVC Double Glazing.

### Entrance Hall

Door to front aspect, radiator, coving to ceiling and stairs to first floor.

### Lounge

13'8" x 12'2" (4.2m x 3.7m)

Window to front aspect, radiator, coving to ceiling, electric fire with decorative surround and understairs storage cupboard.

### Dining Kitchen

15'3" x 9'7" (4.6m x 2.9m)

Patio doors and window to rear aspect. Fitted with a range of wall and base units with work surfaces over and stainless steel drainer sink unit. Space for cooker with extractor over. Radiator, tiled flooring, part tiled walls and coving to ceiling.

### Landing

Coving to ceiling and loft access.





### Bedroom One

13'9" x 8'9" (4.2m x 2.7m)

Window to front aspect, radiator and coving to ceiling.

### Bedroom Two

9'7" x 8'3" (2.9m x 2.5m)

Window to rear aspect, radiator and coving to ceiling.

### Bedroom Three

7'5" x 6'5" (2.3m x 2m)

Window to front aspect, bulk head, radiator and coving to ceiling.

### Shower Room

6'6" x 6'4" (2m x 1.9m)

Window to rear aspect. Fitted with a low level wc, wash hand basin and shower cubicle with mains shower appliance. Radiator, chrome heated towel rail, coving to ceiling, part tiled walls and extractor fan.

### Outside

To the front of the property is a lawned garden with some shrubs and plants.

To the rear of the property is an enclosed courtyard garden with raised borders of plants and flowers. Gated rear access.

### Garage in a block

In a block of eight, the fifth one along from the left. Up and over door.

### Agents Note

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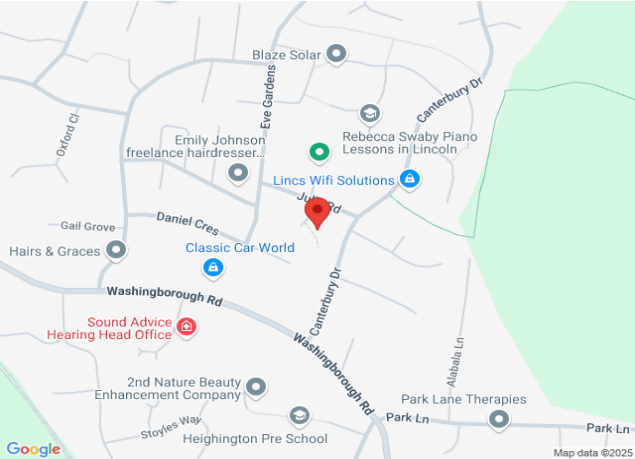




# Floorplan



9 ROWAN COURT, HEIGHINGTON, LN4 1GR  
TOTAL FLOOR AREA : 706 sq.ft. (65.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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