



Scholars Way , Heighington



Offers Over £400,000

- Detached House
- Four Bedroom
- Landscaped Split Level Garden
- En-Suite
- Popular Village Location
- Garage
- Freehold
- EPC rating B



Four bedroom detached house, located in the popular village of Heighington. Within walking distance of local schools, shops and doctors.

The property offers entrance hall, WC, lounge, kitchen diner and utility room to the ground floor. To the first floor there are four double bedrooms with en-suite to master and family bathroom. Outside the property there is a front garden laid to lawn with hedge borders. Driveway for upto three cars leading to single detached garage and to the rear of the property there is a enclosed split level garden with raised patio area, lawned area with lower patio.

Entrance Hall 0.6m x 1.6m (1.83ft x 5.21ft)

External door to front aspect, stairs to first floor and radiator.

Lounge 3.43m x 6.51m (11.3ft x 21.4ft)

Bay window to front aspect and patio doors to rear aspect. Radiator.



Kitchen Diner

Bay window to front aspect and patio doors to rear aspect. Fitted with a range of modern wall and base units with worktops over. Integrated electric oven, four ring gas hob, integrated dishwasher, integrated fridge freezer and radiator.

Utility Room

External door to rear aspect and fitted with a range of wall and base units, undercounter wine cooler, plumbing for washing machine and radiator.

WC 1m x 1.86m (3.3ft x 6.1ft)

Fitted with low level WC, wash hand basin and radiator.

Landing

Access to loft and airing cupboard.

Bedroom One 3.72m x 3.93m (12.2ft x 12.9ft)

Window to rear aspect, built in wardrobe and radiator.

En-Suite 1.83m x 1.53m (6ft x 5ft)

Window to rear aspect and fitted with shower cubicle, low level WC, wash hand basin and radiator.

Bedroom Two 3.55m x 2.87m (11.6ft x 9.4ft)

Window to rear aspect and radiator

Bedroom Three 2.78m x 2.81m (9.1ft x 9.2ft)

Window to front aspect and radiator.

Bedroom Four 3.43m x 2.92m (11.3ft x 9.6ft)

Window to front aspect and radiator.

Bathroom 1.69m x 2.77m (5.5ft x 9.1ft)

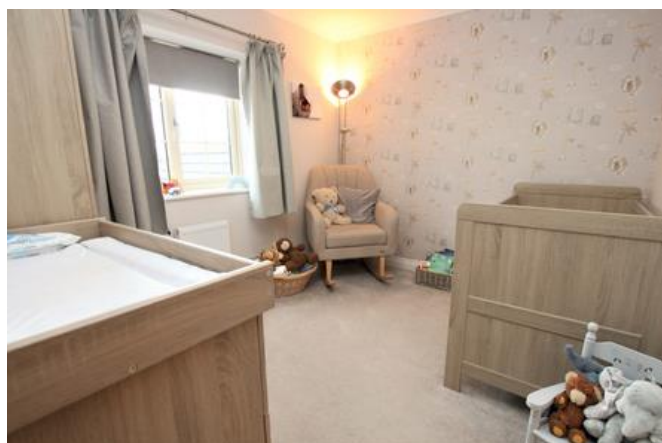
Window to front aspect and fitted with panel with shower over, low level WC, wash hand basin and radiator.

Outside

TO the front of the property there is a lawned garden with driveway for upto three cars and detached single garage. To the rear of the property there is a split level garden with a large raised patio, lawned area and a lower patio area.

Agents 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

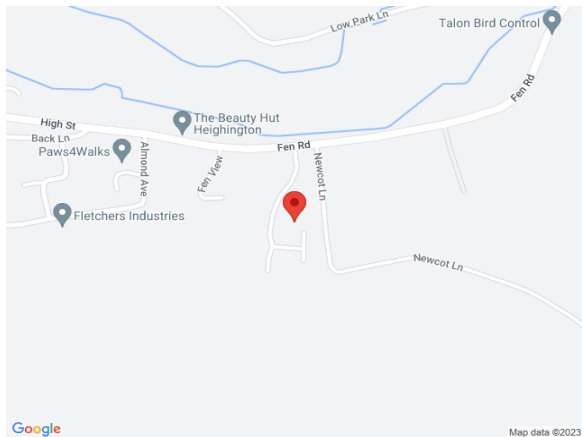


SCHOLARS WAY, HEIGHINGTON, LINCOLN, LN4 1SY

TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		