



Scholars Way , Heighington



Freehold

Offers over £399,950



Key Features

- Detached House
- Four Bedroom
- Landscaped Garden
- En-Suite, Bathroom & Downstairs WC
- Popular Village Location
- Garage & Driveway with EV Charger
- 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 boarder's. 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 and lawned area.



Entrance Hall

5'3" x 1'10" (1.6m x 0.6m)

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

Lounge

6.51m x 3.43m (21'5" x 11'4")

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

1.86m x 1m (6'1" x 3'4")

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

Landing

Access to loft and airing cupboard.

Bedroom One

3.93m x 3.72m (12'11" x 12'2")

Window to rear aspect, built in wardrobe and radiator.

En-Suite

1.53m x 1.83m (5'0" x 6'0")

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

Bedroom Two

2.87m x 3.55m (9'5" x 11'7")

Window to rear aspect and radiator

Bedroom Three

2.81m x 2.78m (9'2" x 9'1")

Window to front aspect and radiator.

Bedroom Four

2.92m x 3.43m (9'7" x 11'4")

Window to front aspect and radiator.



Bathroom

2.77m x 1.69m (9'1" x 5'6")

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 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 and artificially lawned garden

Agents Note

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Floorplan



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		

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