



Bells Meadow, Heighington



**£340,000**

- Well Presented Detached House
- Cul de Sac Position with Field Views
- Four Double Bedrooms, Ensuite & Bathroom
- Lounge, Dining Room & Study
- Kitchen & Utility
- No Onward Chain
- Double Garage, Driveway & Gardens
- Freehold EPC rating C



**NO ONWARD CHAIN** Four Double Bedroom Detached House situated in a corner cul de sac position within the lovely village of Heighington. The property boasts field views from the rear aspect and with the garden leading to the village brook. The ground floor accommodation comprises Entrance Hall, Study, Lounge, Dining Room, Kitchen, Utility and WC. Upstairs Bathroom and Four Bedrooms with Ensuite Shower Room to Bedroom One. Outside there are gardens to the front and rear, with driveway leading to the Detached Double Garage.

### Entrance Hall

Door to front aspect, stairs to first floor, radiator and understairs storage.

### Study

7'9" x 7'6" (2.4m x 2.3m)

Window to front aspect and radiator.

### Lounge

14'7" x 11'9" (4.4m x 3.6m)

Box bay window to front aspect, radiator, decorative fire surround and opening to the Dining Room.

### Dining Room

11'9" x 8'8" (3.6m x 2.6m)

Patio doors to rear aspect and radiator.



### Kitchen

10'9" x 8'8" (3.3m x 2.6m)

Window to rear aspect and door to side aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over. Fitted double oven, gas hob and extractor hood. Part tiled walls. Wall mounted gas central heating boiler.

### Utility

7'9" x 3'9" (2.4m x 1.1m)

Window to side aspect. Fitted with work surface and drainer sink unit.

### WC

Window to rear aspect. Fitted with a low level wc, wash hand basin and radiator.

### Landing

Window to front aspect, radiator, loft access and built in airing cupboard housing hot water cylinder.

### Bedroom One

11'9" x 11'7" (3.6m x 3.5m)

Window to front aspect and radiator.

### Ensuite

Window to side aspect. Fitted with a low level wc, wash hand basin within vanity unit and shower cubicle. Chrome heated towel rail, part tiled walls and extractor fan.

### Bedroom Two

10'4" x 9'0" (3.1m x 2.7m)

Window to rear aspect and radiator.

### Bedroom Three

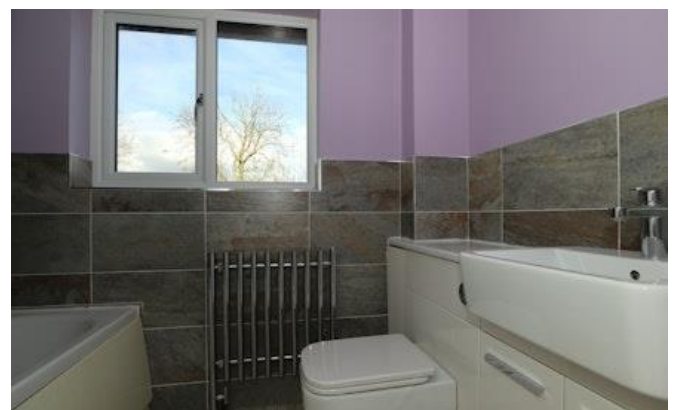
11'0" x 8'0" (3.4m x 2.4m)

Window to rear aspect and radiator.

### Bedroom Four

10'0" x 8'0" (3m x 2.4m)

Window to front aspect and radiator.



## Bathroom

7'5" x 5'6" (2.3m x 1.7m)

Window to rear aspect. Fitted with a low level wc, wash hand basin with vanity unit and panelled bath. Chrome heated towel rail, part tiled walls.

## Outside

To the front of the property is a tarmac driveway with borders of shrubs and flowers and a pathway leading to the front door.

Gated side access leads to the enclosed lawned garden with patio area. The rear of the garden is adjacent to the village brook.

## Detached Double Garage

18'3" x 14'5" (5.6m x 4.4m)

Up and over door, personal side door, power and lighting and pitched roof.

## Agents Note

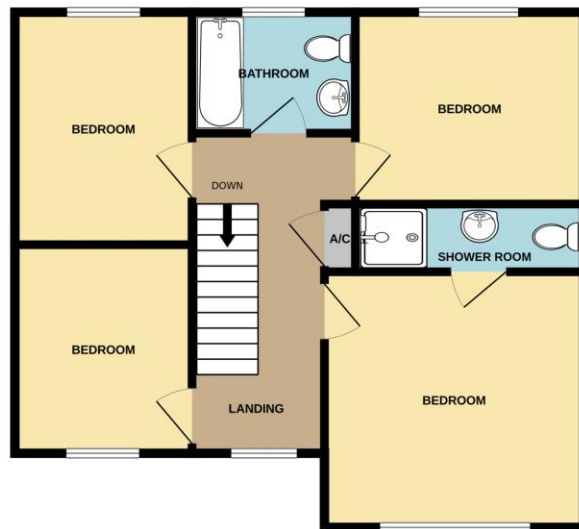
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# Floorplan

**GROUND FLOOR**  
558 sq.ft. (51.8 sq.m.) approx.



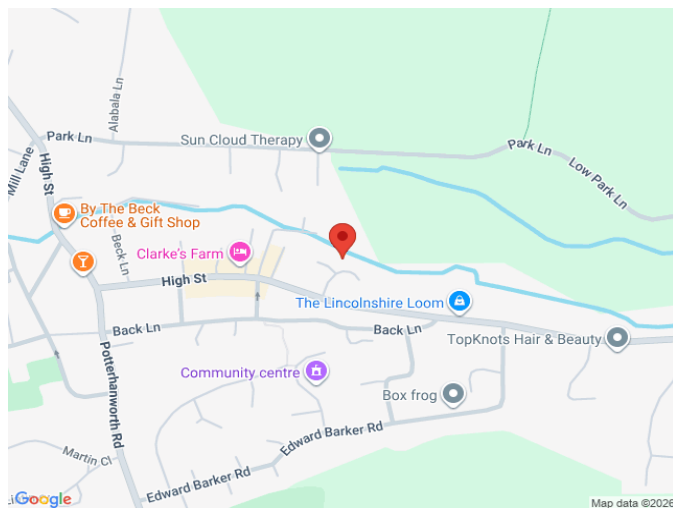
**1ST FLOOR**  
551 sq.ft. (51.2 sq.m.) approx.



**BELLS MEADOW HEIGHINGTON LN4 1LD**

**TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk