



- Detached Family Home
- Lounge & Dining Room
- Two Double Bedrooms With Built-In Wardrobes
- Non-Overlooked Rear Garden

- Three Bedrooms
- Well-Presented Throughout
- Garage & Ample Driveway Parking
- Sold With No Onward Chain!

Stoyles Way, Heighington, LN4 1TW
£240,000





Offered for sale with no onward chain is this modern detached house which has undergone a comprehensive programme of improvements in recent years. Situated in the desirable village of Heighington, the property enjoys a non-overlooked rear garden backing onto woodland. The ground floor comprises entrance hall via composite front door entry, lounge and dining room, and access to the kitchen which features a recently fitted range of units with integral appliances. Rising to the first floor are 2 double bedrooms with built-in wardrobes and a third bedroom measuring 9'6" x 6'8" max, all bedrooms benefitting from use of a 3-piece bathroom suite. Further benefits include uPVC double glazing windows and external doors, a majority of radiators having been upgraded, and a Hive central heating system. Externally, the property enjoys a non-overlooked garden which benefits from sunlight throughout the day, as well as ample parking provisions with access to a single garage. The village of Heighington is located approximately a 10-minute drive from Lincoln city centre and offers a range of local amenities including a primary school, two public houses, a doctor's surgery and a Spa shop/post office. There is also a regular bus service to and from Lincoln city centre. Council tax band: C. Freehold.



Entrance Hall

Having a composite front door to the front aspect, radiator, wood laminate flooring, stairs rising to the first floor, and access into:

Lounge

14' 11" max x 13' 4" (4.54m x 4.06m)

Having a UPVC double-glazed bay window to the front aspect, 2 radiators, a coved ceiling, and access into:

Dining Room

8' 1" x 8' 9" (2.46m x 2.66m)

Having wood laminate flooring, a radiator, and a coved ceiling.

Kitchen

8' 1" x 9' 0" (2.46m x 2.74m)

Having uPVC double-glazed windows to the rear aspect, a range of recently fitted eye and base level units with counter worktops and an integral oven, 4 ring hob and extractor hood, space and plumbing, a range of appliances, sink and drainer unit, an understairs storage cupboard housing the consumer unit, and uPVC door leading to the side of the garden.

First Floor Landing

5' 9" x 10' 0" (1.75m x 3.05m)

Having a uPVC double-glazed window to the side aspect, radiator, and airing cupboard.

Master Bedroom

12' 1" x 9' 2" (3.68m x 2.79m)

Having a uPVC double-glazed window to the front aspect, radiator, built in wardrobe with sliding doors.

Bedroom 2

12' 1" x 10' 1" (3.68m x 3.07m)

Having uPVC double-glazed windows to the rear aspect and built-in wardrobes with sliding doors.

Bedroom 3

9' 6" x 6' 8" (2.89m x 2.03m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

Bathroom

8' 3" x 5' 3" (2.51m x 1.60m)

Having a 3-piece suite comprising a panelled bath with electric shower head over, low-level WC, pedestal hand wash basin unit, vinyl flooring, extractor unit, loft access, heated towel rail, and uPVC double-glazed obscured window to front aspect.

Outside Rear

Being mostly laid to lawn, enclosed with fenced perimeters, and a patio seating area. Access to the garage and the side of the property.

Outside Front

Having a lawned front garden with hedged perimeters, ample driving parking leading to the garage.

Garage

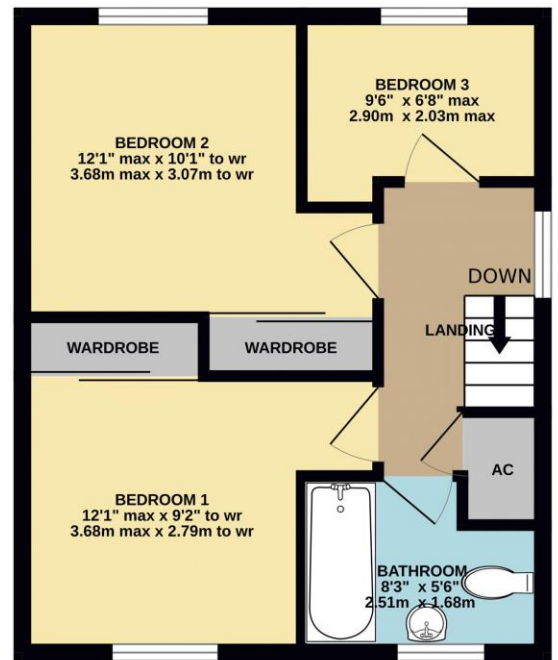
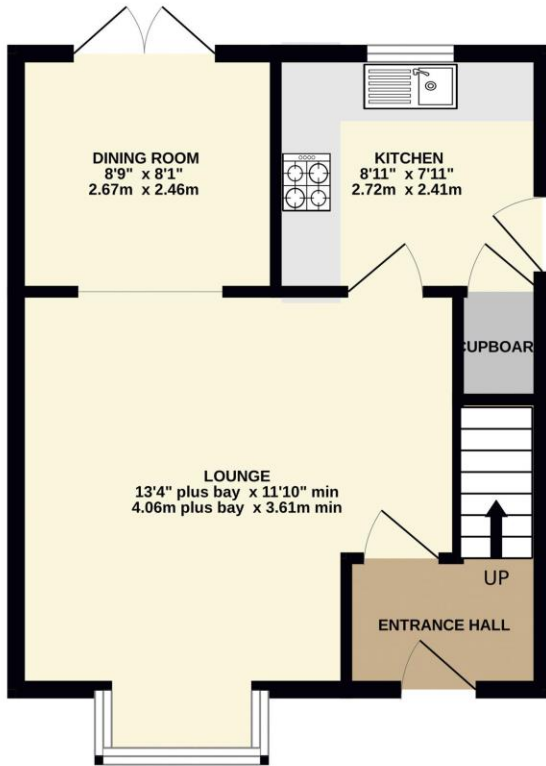
Having an up-and-over door, an electrical socket, and a light in the garage.





GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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