



Harrington Square,  
Heighington



**£170,000**

- Mid-Terrace House
- Two Bedrooms
- Popular Village Location
- Allocated Parking
- Enclosed Rear Garden
- Kitchen Diner
- Tenure: Freehold
- EPC Rating D



Well presented TWO BEDROOM Mid-Terrace House located in the sought after village of Heighington. Ideally positioned within walking distance of the local shops, doctors and schools.

The accommodation on offer comprises Entrance Hall, Lounge and Kitchen Diner to the ground floor. To the first floor there are Two Double Bedrooms and Family Shower Room. Externally to the front the property offers allocated parking. To the rear of the property there is an enclosed low maintenance garden with patio area.

### Porch

With a window to the side aspect, entrance door and door to the entrance hall.

### Entrance Hall

With stairs to the first floor.

### Lounge 14'3" x 9'11" (4.3m x 3m)

With a window to the front aspect, storage cupboard and radiator.



### **Kitchen Diner 13'3" x 9'2" (4m x 2.8m)**

With sliding doors leading to the rear garden. Fitted with a range of wall and base units, oven and four ring hob with extractor hood, sink with drainer unit, space and plumbing for a washing machine and dishwasher.

### **Landing**

With stairs to the ground floor and storage cupboard.

### **Bedroom One 13'3" x 8'0" (4m x 2.4m)**

With a window to the rear aspect and radiator.

### **Bedroom Two 13'3" x 9'3" (4m x 2.8m)**

With a window to the front aspect, storage cupboard and radiator.

### **Shower Room 6'0" x 6'0" (1.8m x 1.8m)**

With a low level WC, wash hand basin, enclosed shower and radiator.

### **Outside**

To the front of the property is an allocated parking space.

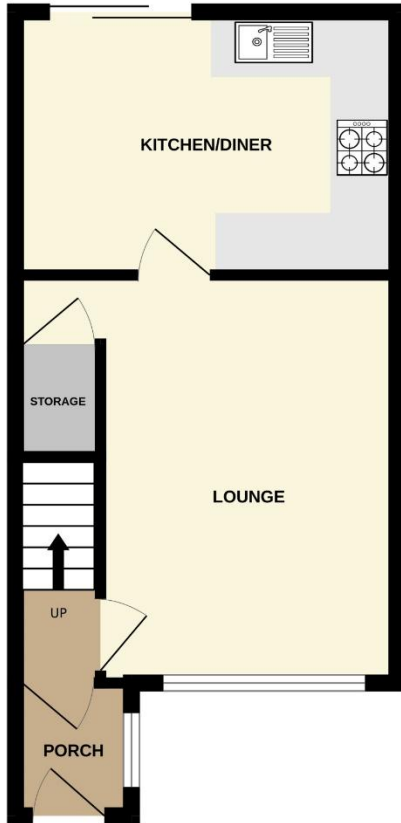
To the rear is an enclosed low maintenance garden with gravelled area, patio and shed.

### **Agents Note**

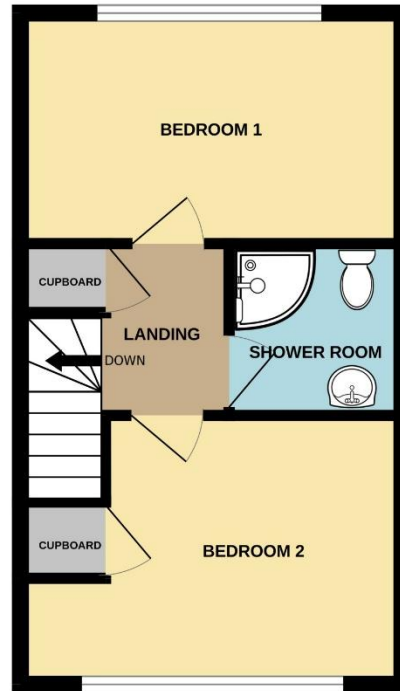
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GROUND FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



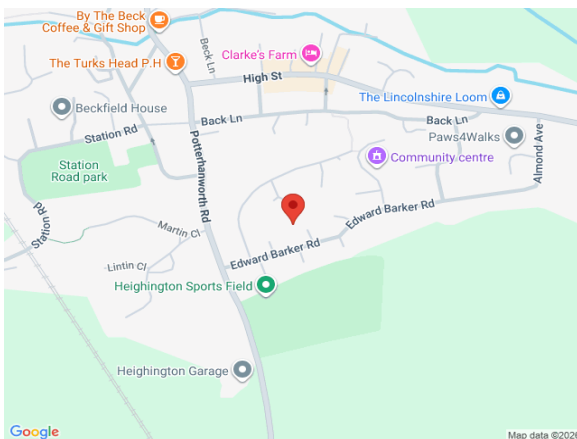
1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



HARRINGTON SQUARE, HEIGHINGTON, LN4 1GQ

TOTAL FLOOR AREA : 640 sq.ft. (59.5 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		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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