



**Monmouth House, 20 High Street,
Heighington, LN4 1JS**



Book a Viewing!

£485,000

Occupying an enviable corner plot in the heart of the picturesque and highly sought after village of Heighington, this distinguished Stone Built Detached Family Residence offers an exceptional blend of elegance and modern family living. Beautifully presented throughout, the spacious accommodation is centred around a welcoming entrance hall and includes a superb lounge with a feature log burner, a formal dining room, a dedicated study, cloakroom, downstairs WC and a stylish refitted breakfast kitchen designed for everyday living. A striking galleried landing leads to four generously proportioned double bedrooms, including a luxurious principal suite with a contemporary en-suite shower room, complemented by a beautifully refitted family bathroom. Externally, the property enjoys delightful, mature grounds with a substantial gated driveway providing extensive off-street parking, an attached double garage with utility area, and beautifully landscaped enclosed gardens.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The charming village of Heighington is situated 4 miles South-East of the historic Cathedral City of Lincoln. Heighington benefits from a mix of old and new properties, The Butcher and Beast and The Turks Head public houses, a coffee shop, Spar convenience store, a primary school, takeaways, hairdressers and a variety of other amenities.



ACCOMMODATION

ENTRANCE HALL

10' 11" x 10' 0" (3.35m x 3.07m) A spacious and welcoming entrance hall with staircase to the first floor, engineered wood flooring and radiator.

LOUNGE

19' 8" x 13' 8" (6.00m x 4.18m) With double glazed bow window to the front aspect, double glazed windows to the side and rear aspects, log burner, wall lights, engineered wood flooring and two radiators.

STUDY

10' 10" x 9' 2" (3.32m x 2.81m) With double glazed window to the rear aspect and radiator.

DINING ROOM

12' 8" x 10' 7" (3.87m x 3.24m) With double glazed windows to the side and rear aspects, engineered wood flooring and radiator.

CLOAKROOM

With engineered wood flooring.

WC

With close coupled WC, wash hand basin in a vanity style unit, storage cupboard, tiled splashbacks, radiator and double glazed window to the side aspect.

KITCHEN

19' 1" x 9' 10" (5.82m x 3.02m) Refitted with a range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, spaces for Range cooker, American fridge freezer and dishwasher, tall larder cupboard, breakfast bar, radiator, three double glazed windows to the side aspect and door to the rear garden.

FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard and radiator.

BEDROOM 1

13' 8" x 13' 5" (4.17m x 4.11m) With double glazed windows to the front and side aspects, range of fitted wardrobes and radiator.

EN-SUITE SHOWER ROOM

10' 7" x 5' 9" (3.23m x 1.76m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, large linen cupboard, radiator and double glazed window to the rear aspect.

BEDROOM 2

12' 8" x 10' 7" (3.88m x 3.23m) With double glazed windows to the rear and side aspects, fitted wardrobes with mirror fronted sliding doors and radiator.

BEDROOM 3

10' 5" x 9' 10" (3.18m x 3.00m) With two double glazed windows to the side aspect and radiator.





BEDROOM 4

11' 0" x 9' 3" (3.36m x 2.82m) With double glazed window to the rear aspect and radiator.

BATHROOM

7' 3" x 6' 6" (2.21m x 2.00m) Fitted with a three piece suite comprising of p-shaped panelled bath with electric shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, towel radiator and double glazed window to the side aspect.

OUTSIDE

Occupying a generous corner plot in the heart of the village of Heighington, the property enjoys attractive and well maintained gardens. A gated driveway provides ample off-street parking for several vehicles and leads to a double garage. The enclosed gardens are predominantly laid to lawn and feature patio seating areas, established shrubs and well stocked flowerbeds, creating an ideal space for outdoor entertaining and family enjoyment.

DOUBLE GARAGE

19' 1" x 18' 1" (5.82m x 5.53m) With twin electric roller doors to the front, side personnel door, two double glazed windows to the side aspect, a range of base units with spaces for washing machine and tumble dryer, light and power.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mun.dys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CNH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

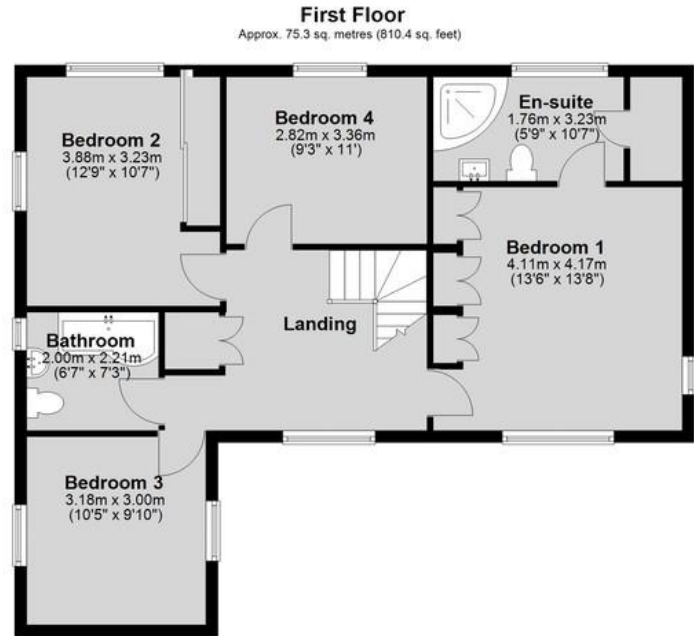
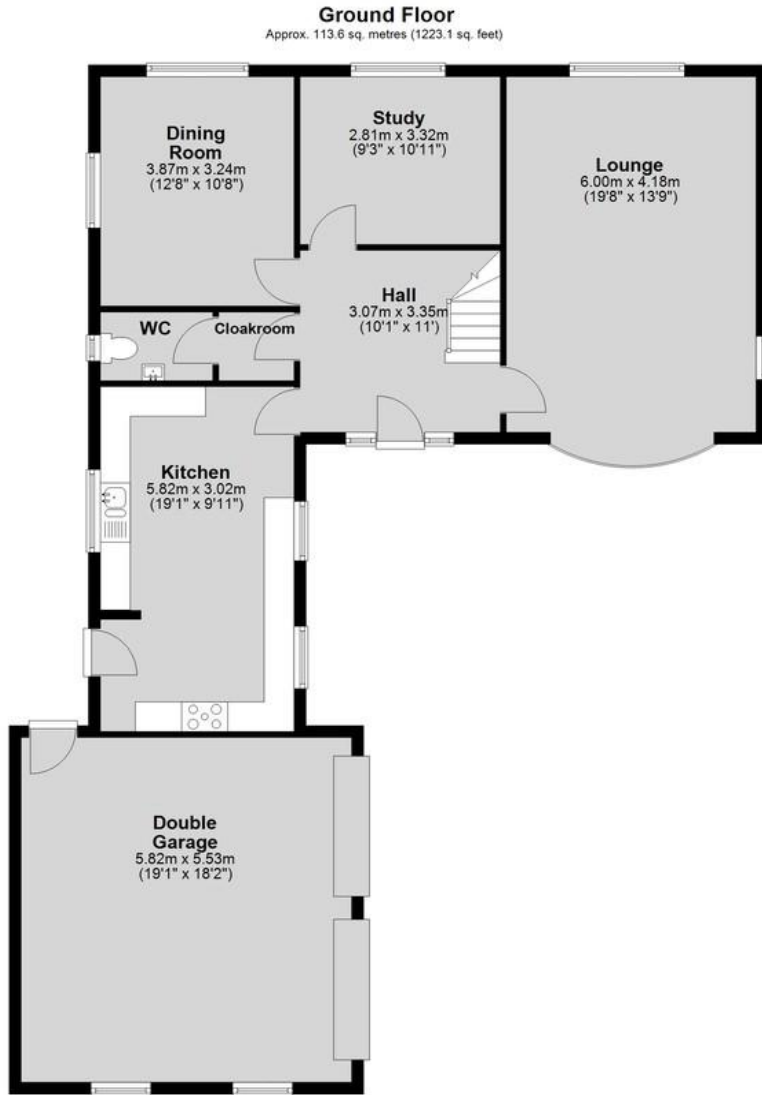
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 188.9 sq. metres (2033.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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