



**12 Curtis Drive**  
Heighington, LN4 1GF



Book a Viewing!

**£260,000**

A well presented Three Bedroom Semi Detached Home, offering balanced and versatile accommodation, ideally suited to families, professionals or investors alike. The property benefits from a thoughtfully designed rear extension which creates a bright and flexible family room, seamlessly connecting indoor and outdoor living. Positioned within a popular residential location, the home also enjoys off-road parking, electric vehicle charging and a secure rear garden, making it a practical yet modern choice. The accommodation comprises of an Entrance Hall, Ground Floor WC, Lounge, Kitchen Diner opening into a superb Family Room extension, Three First Floor Bedrooms and a Family Bathroom.





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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – B.

**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

Welcoming entrance with laminate flooring, radiator, UPVC double glazed front door with side aspect window and stairs rise to the first floor landing with access through to the lounge.

### WC

Fitted with a low level WC, wash basin, radiator, tiled flooring and a frosted UPVC window to the front aspect.

### LOUNGE

14' 0" x 15' 0" (4.27m x 4.57m) A comfortable front facing reception room with UPVC double glazed window and a radiator, offering a quiet and cosy living space.



### KITCHEN/DINER

9' 0" x 15' 0" (2.74m x 4.57m) Fitted with a range of units and laminate worktops, stainless steel sink with drainer and mixer tap, gas hob with electric oven and extractor over, spaces for washing machine and fridge freezer, wall mounted gas boiler, radiator and parquet-style flooring. The space flows naturally into the family room, creating an excellent entertaining layout.

### FAMILY ROOM

8' 9" x 13' 3" (2.67m x 4.04m) A fantastic addition to the home, this bright and versatile family room is ideal for entertaining, dining or everyday family living. Featuring stylish flooring, spotlights, radiator, fully retracting bi-fold doors opening directly onto the garden, allowing for open access and an abundance of natural light. A truly flexible space that enhances the overall flow of the property.



### FIRST FLOOR LANDING

Providing access to all three bedrooms, the family bathroom, loft (with boarded storage) and airing cupboard housing the hot water cylinder with additional shelving.

### BEDROOM 1

14' 3 max" x 8' 6" (4.34m x 2.59m) A front facing double bedroom with UPVC double glazed window and radiator.

### BEDROOM 2

9' 1" x 8' 7" (2.77m x 2.62m) A rear facing double bedroom with UPVC double glazed window overlooking the garden and radiator.

### BEDROOM 3

13' 3" x 6' 7" (4.04m x 2.01m) A flexible third bedroom, currently utilised as a home office, with UPVC double glazed window to the front aspect and radiator.



### FAMILY BATHROOM

Fitted with a three piece suite comprising of bath with mains shower over, WC, wash basin, finished with tiled flooring, tiled splashbacks, chrome towel radiator, extractor fan and frosted UPVC window to the rear aspect.



## OUTSIDE

The rear garden is enclosed and well maintained, featuring raised decking directly off the family room, providing an ideal space for outdoor seating and entertaining. Beyond this, the garden is mainly laid to lawn with raised borders, a garden shed and secure fencing. Positioned within the garden is a fully insulated summer house/home office, fitted with electricity, glass panelled doors and flooring, offering a highly versatile space suitable for home working, hobbies or additional storage. To the front of the property, there is off-road parking for up to three vehicles, an electric vehicle charging point, and a small lawned area with a pathway leading to the front door.

### 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 [mundys.net](http://mundys.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/REGISTERED VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & 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.

CWH, J. Walter and Calum Lyman 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 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.

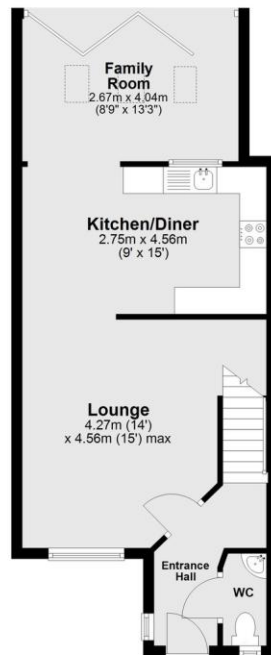
### GENERAL

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 are for the vendors (lessors) for whom they act as Agents given to the best of their knowledge.

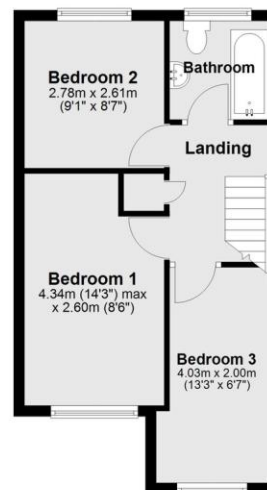
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition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

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## Ground Floor



## First Floor



Total area: approx. 83.2 sq. metres (896.0 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 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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