



**Pebble Lodge, Fen Road,  
Heighington, LN4 1JH**



Book a Viewing!

**£385,000**

A spacious and Executive Three-Bedroom Detached Bungalow, enviably positioned on the outskirts of the sought-after village of Heighington, enjoying breathtaking views over the village beck and open countryside beyond. The beautifully presented accommodation comprises a welcoming Porch and Entrance Hall, a generous Lounge, a fitted Kitchen opening through to a Dining Room, and a useful Utility Room. There are three well-appointed Bedrooms, a stylish Shower Room and an additional WC. Outside, the property is approached via a generous driveway leading to an integral double Garage. The formal lawned gardens are complemented by a split-level patio to the rear, perfectly positioned to take in the tranquil outlook over the beck and rolling countryside. Viewing is highly recommended to fully appreciate this superb home and its idyllic setting. NO CHAIN







#### **SERVICES**

Mains electricity, water and sewerage services available. Oil central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

**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.





#### PORCH

With tiled flooring and double glazed window to the side aspect.

#### ENTRANCE HALL

With airing cupboard and radiator.

#### LOUNGE

21' 11" x 12' 9" (6.69m x 3.90m) With double glazed bow window to the front aspect, double glazed window to the side aspect, stone fireplace and radiator.

#### KITCHEN

11' 10" x 11' 5" (3.61m x 3.49m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, integrated fridge freezer, breakfast bar, tiled splashbacks and double glazed window to the rear aspect.



#### DINING ROOM

11' 6" x 9' 6" (3.52m x 2.90m) With double glazed bow window to the side aspect and radiator.

#### UTILITY ROOM

With storage cupboard, oil fired central heating boiler, plumbing for washing machine and door to the rear garden.



#### BEDROOM 1

12' 7" x 10' 4" (3.84m x 3.15m) With double glazed window to the front aspect and radiator.

#### BEDROOM 2

12' 4" x 9' 1" (3.76m x 2.77m) Fitted with a range of wardrobes and drawers, double glazed window to the front aspect and radiator.

#### BEDROOM 3

9' 5" x 10' 3" (2.88m x 3.14m) With double glazed window to the rear aspect, personnel door to the garage and radiator.



#### SHOWER ROOM

Fitted with a modern three piece suite comprising of shower cubicle with Mira smart shower, close coupled WC and wash hand basin in a vanity style unit with storage beneath, tiled walls, laminate flooring, chrome towel radiator, spotlights and double glazed window to the rear aspect.

#### CLOAKROOM/WC

With close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, laminate flooring, chrome towel radiator and double glazed window to the rear aspect.





## OUTSIDE

To the front of the property is a driveway providing off street parking for multiple vehicles and access to the double garage. The double garage has twin up-and-over doors, personnel doors to the rear and to bedroom 3, light and power. There is a front garden laid mainly to lawn with mature shrubs. The side and rear gardens are mainly laid to lawn with two sections of the garden benefiting from mature borders, a hedge perimeter and summer house. To the rear of the property are two sets of steps from the Utility Room and Garage leading to a rear patio area which overlooks the beck. Across the Beck there is a full grassed area.

### 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/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 and Co, 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.

CWH 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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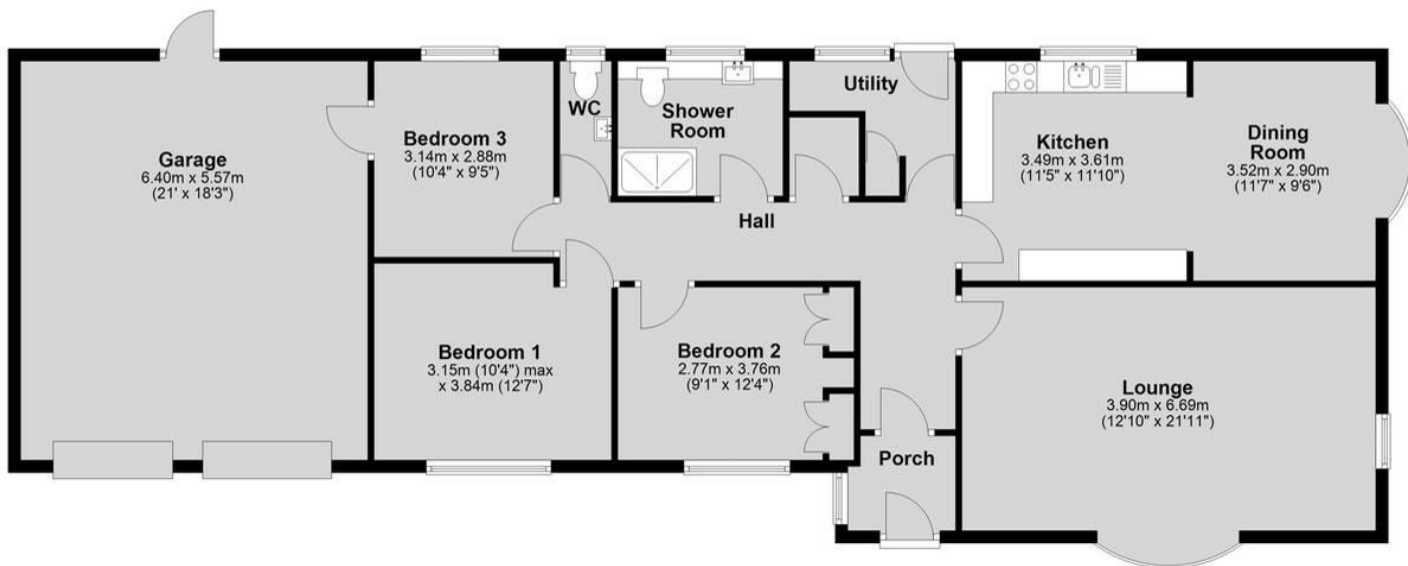






### Ground Floor

Approx. 149.1 sq. metres (1604.9 sq. feet)



Total area: approx. 149.1 sq. metres (1604.9 sq. feet)

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
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**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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