



- No Onward Chain
- Detached Family Home
- Four Double Bedrooms
- Sought After Village Location

- Generous Rear Garden
- Driveway Parking & Garage
- Superb Local Amenities
- 10 Minute Drive To Lincoln City

Canterbury Drive, Heighington, LN4 1SX
£320,000





This immaculately presented four-bedroom detached family home is perfectly positioned on Canterbury Drive in the highly sought-after and ever-popular village of Heighington, Lincoln. Seamlessly blending modern upgrades with spacious living, this property is the ultimate turn-key opportunity for a growing family looking to settle into a vibrant village community. Stepping inside through the useful entrance lobby, a spacious and welcoming hallway features luxury vinyl flooring and a practical ground-floor WC. The generous 17'7" lounge serves as a cosy yet elegant retreat, centred around a charming coal-effect gas fireplace with a granite hearth and wooden surround, all bathed in natural light from a beautiful bow window to the front. The true heart of the home is the impressive 21'7" kitchen diner, which was beautifully refurbished in 2018. Designed for both passionate cooks and effortless entertaining, it boasts high-end built-in eye-level Neff appliances, a 5-burner hob, an integrated dishwasher, and clever storage solutions like a slide-out larder and twin corner carousels. With ample space for an American-style fridge freezer and laundry appliances, this room seamlessly connects to the outdoors via sliding patio doors. Upstairs, a spacious landing leads to four genuine double bedrooms, providing exceptional space for the whole family. The principal bedroom features quality fitted wardrobes with bedside cabinets, while the second and third bedrooms also enjoy fitted, part-mirrored sliding wardrobes. The fourth bedroom includes a practical airing cupboard housing the modern combination condensing central heating boiler, which was newly installed in 2021. Servicing the bedrooms is a luxury family bathroom, also fully refurbished in 2021, showcasing a premium three-piece suite with a mains-fed rainfall shower over the bath, a marble-topped vanity unit, and a heated towel rail. The property's exterior is just as impressive. The front features a neat lawn alongside a double-width block-paved driveway, providing ample off-road parking and leading to the integral single garage equipped with power and light. Secure gates on both sides provide access to the generous, fully enclosed, and beautifully landscaped rear garden. An ideal space for outdoor living, it features a lush lawn, two large paved patio areas, a raised timber decking area, and convenient outside lighting, power points, and a water tap. Offered as a Freehold sale within Council Tax Band C, this immaculate home must be seen to be fully appreciated. Contact Starkey&Brown today to book your viewing. Council tax band: C. Freehold.



Entrance Lobby

Having a uPVC side entrance door, wood-effect flooring, and a door into:

Entrance Hallway

Having luxury vinyl flooring, radiator, coved ceiling, storage cupboard, and stairs rising to the first floor.

Ground Floor WC

Having low-level WC, wash hand basin with tiled splashbacks, radiator, and extractor.

Lounge

17' 7" x 11' 10" (5.36m x 3.60m)

Having a coal-effect gas fireplace with granite hearth and inset and wooden surround, bow window to front aspect, radiator, dado rail, coved ceiling and wall lights.

Kitchen Diner

21' 7" x 9' 10" (6.57m x 2.99m)

Having been refurbished in 2018 and having a range of matching wall and base units, frosted glass display cabinets, slide-out larder, 2 corner carousel units, single drainer stainless steel sink unit with mixer taps over, built-in eye-level Neff oven, 5 burner Neff hob with cooker hood over, integral dishwasher, space for large American style fridge freezer, plumbing for washing machine, space for tumble dryer, luxury vinyl flooring, radiator, LED downlights and sliding patio door leading to rear garden.

First Floor Landing

Bedroom 1

11' 11" x 11' 10" (3.63m x 3.60m)

Having quality fitted wardrobes, bedside cabinets, radiator, and coved ceiling.

Bedroom 2

11' 10" x 9' 10" (3.60m x 2.99m)

Having fitted part mirrored sliding door wardrobes, radiator, and access to part boarded loft with loft ladder.

Bedroom 3

9' 10" x 9' 5" (2.99m x 2.87m)

Having fitted part mirrored sliding door wardrobes and radiator.

Bedroom 4

9' 5" x 9' 3" (2.87m x 2.82m)

Having luxury vinyl flooring, radiator and airing cupboard housing combination condensing central heating boiler (installed 2021).

Luxury Family Bathroom

Having been refurbished in 2021. Comprising a luxury 3-piece suite comprising panelled bath with mains-fed rainfall shower, additional handheld shower, and glass shower screen over, wash hand basin set in vanity unit with marble work surfacing over, low level WC with concealed cistern, part tiled walls, heated towel rail, LED downlights and extractor.

Outside Front

To the front of the property, there is a lawned garden and a double-width block paved driveway leading to the garage, and secure gates at both sides leading to the rear garden.

Garage

14' 6" x 8' 10" (4.42m x 2.69m)

Having an up-and-over door, power, and light.

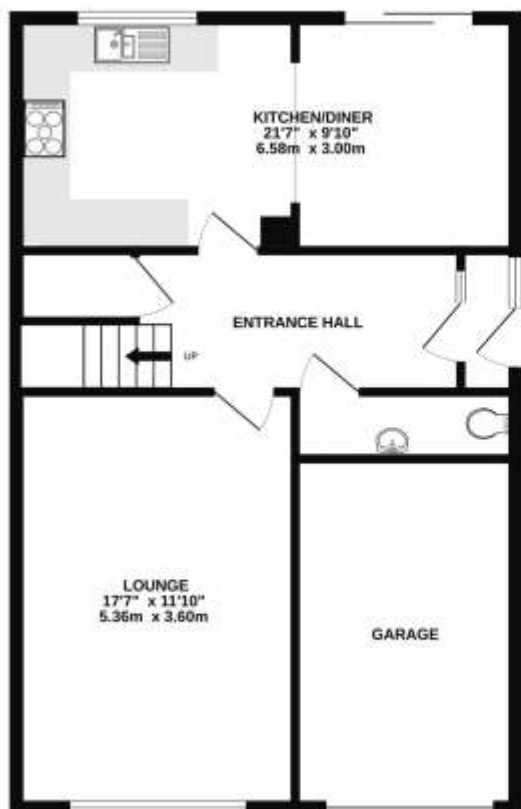
Outside Rear

To the rear of the property, there is a fully enclosed and secure, generous-sized landscaped garden comprising lawn with 2 large paved patio areas, raised timber decking area, outside lighting, cold water tap and outside power point.

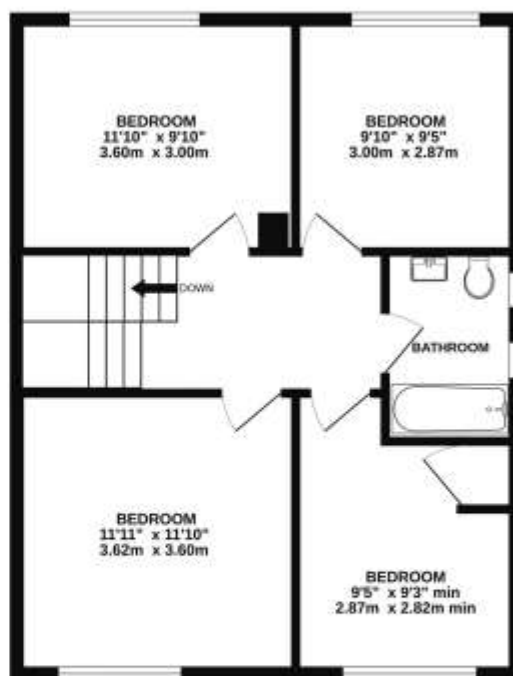




GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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