



- Detached Bungalow
- In Need Of Full Renovation
- Mature Rear Garden
- Sold With No Onward Chain

- Two Double Bedrooms
- Long Driveway & Car Port
- Potential To Convert Loft (STPP)
- Popular Village Location

Gail Grove, Heighington, LN4 1QS
£165,000





Starkey&Brown are delighted to offer for sale this two bedroom detached bungalow, ideally positioned on Gail Grove within the popular village of Heighington. Requiring a full programme of renovation throughout, this property presents an exciting opportunity for the next owner to completely transform and modernise the accommodation to their own tastes, with huge scope for further extension and development, subject to the necessary planning permissions and consents. The property is also being sold with the benefit of no onward chain. The accommodation briefly comprises an entrance hall leading into a generous living room, enjoying dual-aspect windows which allow plenty of natural light into the principal reception space. There is a generous kitchen diner positioned to the rear, providing excellent potential. There are two well-proportioned double bedrooms, along with a three-piece suite bathroom. One of the property's standout features is the huge potential for extension, subject to the necessary planning permissions and building regulations. The loft space is also a particularly appealing feature, being mostly boarded and offering significant potential for further accommodation or conversion, again subject to the necessary planning permissions and consents. Externally, the property occupies a generous plot, with a front garden providing considerable scope for landscaping and further enhancement. To the front is a long driveway extending along the side of the property, providing excellent off-street parking and leading to a useful carport. There is also an additional outbuilding, offering valuable storage or potential for a variety of uses. Heighington is a popular and well-established village situated approximately six miles south-east of Lincoln, offering a range of everyday amenities including a village shop, primary school, community facilities and regular bus services. The village is surrounded by attractive Lincolnshire countryside whilst remaining conveniently positioned for access into Lincoln city centre, providing a wider selection of shops, restaurants and leisure facilities. Council tax band: B. Freehold.



uPVC composite door into porch

Open access to:

Hall

Storage cupboard, loft access - mostly boarded with potential to convert (subject to planning permissions) and a radiator. Access into:

Lounge

15' 3" x 12' 1" (4.64m x 3.68m)

Having a uPVC double-glazed window to the front aspect, a fireplace and two radiators.

Kitchen Diner

13' 10" x 9' 5" (4.21m x 2.87m)

Having base and wall units, stainless steel sink with mixer taps, space and plumbing for appliances, a uPVC double-glazed window to the rear, a radiator and a side door leading into car port.

Bedroom 1

12' 6" x 11' 6" (3.81m x 3.50m)

Having a uPVC double-glazed window to the front aspect and a radiator.

Bedroom 2

12' 2" x 10' 0" (3.71m x 3.05m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

Bathroom

Three-piece suite comprising a wash hand basin, low-level WC, panelled bath with overhead shower, tiled flooring, frosted double-glazed window to the rear and a radiator.

Outside Front

Driveway which extends to the side of the property. Access to:

Car Port

19' 0" x 7' 6" (5.79m x 2.28m)

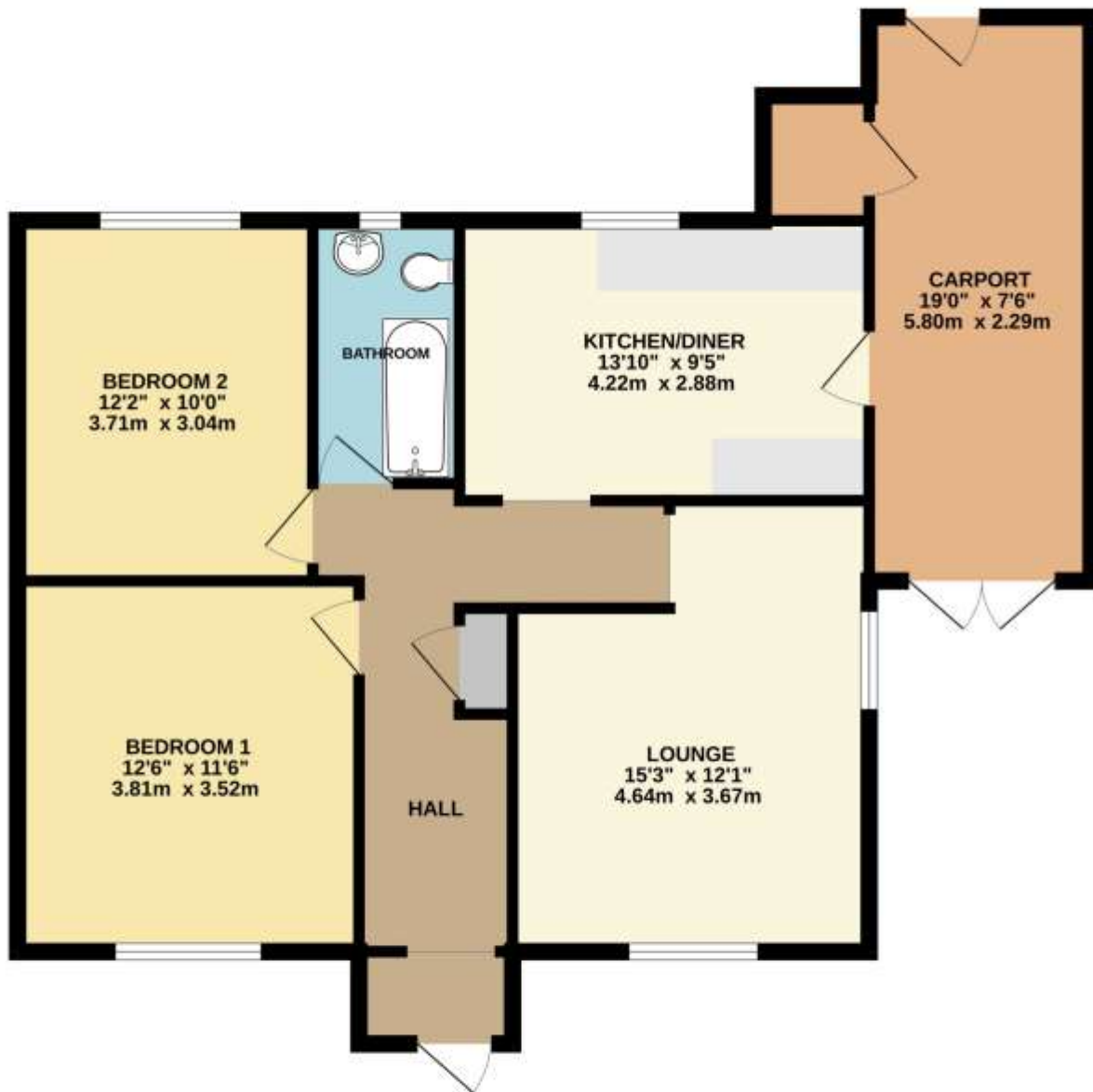
Personnel door to the rear and an outbuilding.

Outside Rear

Mature shrubs, outside tap, timber-built shed and a greenhouse.



GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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Important Information:

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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