



Washingborough Road,
Heighington



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2

£250,000

- Three Bedroom Semi-Detached House
- Ample Driveway Parking And Garage
- In Need Of Modernisation
- Large Rear Garden
- Popular Village Location
- Short Commute To Lincoln
- Freehold
- EPC rating C



Three Bedroom Semi-Detached House on Washingborough Road. Situated in the popular village of Heighington, this 3-bedroom semi-detached home offers fantastic potential with spacious accommodation throughout.

The property features a generous driveway providing ample off-street parking, Garage and a large rear garden. Internally, the house is in dated condition, offering an excellent opportunity for modernisation. The ground floor includes an entrance hall, lounge, separate dining room, and a kitchen. Upstairs comprises two double bedrooms, a single box room, and a family bathroom.

Entrance Hall

13'11" x 6'5" (4.2m x 2m)

With door to the front aspect of the property, radiator and staircase.

Lounge

12'5" x 12'10" (3.8m x 3.9m)

With window to the front aspect of the property, gas fireplace and a radiator.

Dining Room

9'10" x 8'10" (3m x 2.7m)

With window to the rear aspect of the property, archway to lounge and a radiator.



Kitchen

8'10" x 10'4" (2.7m x 3.1m)

With window to the rear aspect of the property, a door to the side aspect of the property, a range of base and eye level units with worktop, stainless steel sink, space for white goods and a radiator.

Bedroom One

12'5" x 8'10" (3.8m x 2.7m)

With window to the front aspect of the property and a radiator.

Bedroom Two

10'1" x 12'4" (3.1m x 3.8m)

With window to the rear aspect of the property and a radiator.

Bedroom Three

7'0" x 8'3" (2.1m x 2.5m)

With window to the front aspect of the property and a radiator.

Bathroom

With window to the rear aspect of the property, shower over bath, pedestal sink, low level wc and a radiator.

Outside Front

With a long-paved driveway, grass lawn and garage.

Outside Rear

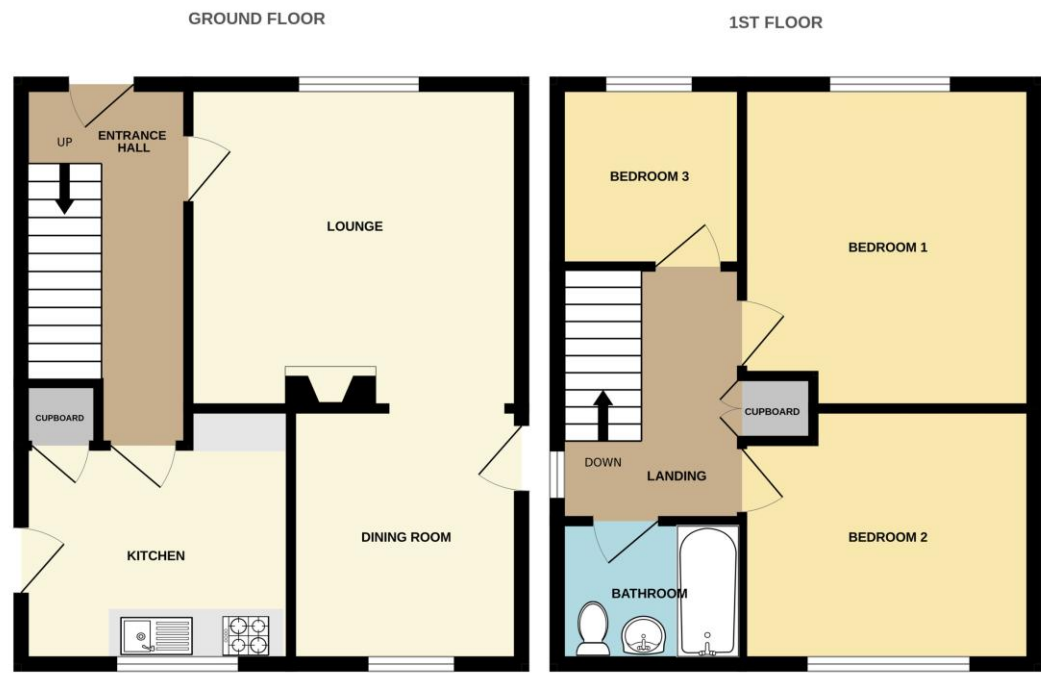
Very large garden to the rear of the property, with patio area, summer house, green house, plenty of trees and grass lawn

Agents Note

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Floorplan



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		