



Lintin Close, Heighington



**£340,000**

- Detached House
- Three Bedrooms
- Fully Renovated
- NO ONWARD CHAIN
- Village Location
- Garage & Driveway
- Freehold
- EPC rating C



This beautifully renovated THREE BEDROOM Detached House is located in the highly sought after village of Heighington. Recently modernised throughout, the property boasts a brand new kitchen with appliances, bathroom, radiators, re-wiring, carpets and offers a move-in ready home with a fresh contemporary feel.

The accommodation comprises Entrance Hall with parquet flooring, Lounge, Open plan Kitchen Diner and Sun Room to the ground floor. To the first floor, there are Three Bedrooms and Shower Room. Outside to the front, there is a block paved driveway leading to a Detached Single Garage and lawned garden. To the rear of the property there is a raised patio area overlooking a lawned garden and shed.

The property benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN. The property is within walking distance of a wide range of village amenities, including a Spar, doctors surgery and a well regarded primary school.



## Entrance Hall

External door and window to front aspect, parquet flooring, stairs to first floor with cupboard under and radiator.

## Lounge 13'2" x 12'5" (4m x 3.8m)

Window to front aspect, feature wall and radiator.

## Open Plan Kitchen Diner 18'7" x 11'11" (5.7m x 3.6m)

Window to rear aspect and external door to side aspect. Fitted with a modern two tone kitchen with a range of wall and base units with worktops over, one and a half sink with drainer, Breakfast island with four ring induction hob with inbuilt extractor, integrated electric oven, microwave oven and eye level wine fridge, space and plumbing for washing machine, tumble dryer and fridge freezer, integrated dishwasher and under stairs pantry cupboard.

## Sun Room 14'0" x 11'2" (4.27m x 3.40m)

Windows to all aspect and external doors to rear aspect. Fully modernised with a fixed roof and a brick wall around the base. Under floor heating and fitted blinds.

## Landing

Window to side aspect, storage cupboard and access to roof space.

## Bedroom One 13'6" x 10'11" (4.1m x 3.3m)

Window to front aspect and radiator.

## Bedroom Two 12'1" x 10'2" (3.7m x 3.1m)

Window to rear aspect and radiator.

## Bedroom Three 10'0" x 7'10" (3m x 2.4m)

Window to front aspect, built in storage cupboard and radiator.



### Shower Room 5'4" x 8'7" (1.6m x 2.6m)

Window to rear aspect and fitted with a low level WC, wash hand basin, walk in shower cubicle with rainfall shower, chrome towel rail and extractor.

### Outside Front

To the front of the property there is a block paved driveway leading down the side of the property to a detached single garage and lawned garden.

### Outside Rear

To the rear of the property there is a raised patio area overlooking a lawned garden with storage shed.



## Single Garage

With up and over door, power and lighting.

## Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR



1ST FLOOR



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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

71 C      76 C



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