



Lintin Close, Heighington



3



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£299,950

- Detached Family House
- Three Bedrooms
- Sought after village location
- Garage & Driveway
- Quiet cul-de-sac position
- Extended Kitchen
- Freehold
- EPC Rating D



Located in a quiet cul-de-sac in the desirable village of Heighington, this well presented three-bedroom detached house offers spacious living throughout. With easy access into Lincoln City Centre as well as local access to excellent village pubs, a local convenience store and a regular bus service into the city centre.

Internally, the property features a welcoming entrance hall leading to a generous lounge, opening into the dining room, a modern fitted kitchen with extension to the rear with ample storage. To the first floor are three well proportioned bedrooms, separate WC and bathroom. Outside, the front offers ample parking for up to three Vehicles. The rear garden set over three tiers create a low-maintenance yet attractive setting, with a mix of lawn and patio space. Outside also offers a detached garage with power and lighting.



Entrance Hall

With window to the front aspect, entrance door and stairs to the first floor.

Lounge

With a window to the front aspect, electric fireplace and radiator.

Dining Room

With a window to the rear aspect and radiator.

Kitchen/Diner

With window to the side aspect, french doors opening into the rear garden, a range of wall and base level units with worktops over, sink with drainer unit, integrated oven and hob with extractor over and radiator.

Landing

With a window to the side aspect and stairs to the ground floor.

Bedroom One

With a window to the front aspect and radiator.

Bedroom Two

With a window to the rear aspect and radiator.

Bedroom Three

With a window to the front aspect and radiator.

Bathroom

With a window to the rear aspect, wash hand basin and panelled bath with shower over.

WC

With a window to the rear aspect and low level wc.

Outside

To the front of the property is a driveway and access the entrance door. To the rear is an enclosed garden with patio.

Agents Note

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GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



8 LINTIN CLOSE, HEIGHINGTON, LN4 1RN

TOTAL FLOOR AREA : 1052 sq.ft. (97.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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