



- Detached Family Home
- Spacious Kitchen/Diner
- Enclosed Rear Garden
- Single Garage & Driveway

- Four/Five Bedrooms
- En-Suite & Family Bathroom
- Versatile Living Throughout
- Popular Village Location

Kenyon Close, Heighington, LN4 1GJ
Offers Over £380,000





Starkey&Brown are delighted to present this four/five bedroom detached family home positioned on Kenyon Close within the highly desirable village of Heighington. The property offers spacious and versatile living throughout and is perfectly suited for modern family living, with the combination of generous sized rooms and flexible space ideal for growing families or working from home. Accommodation briefly comprises a welcoming entrance hall leading into a spacious living room. To the rear of the property, there is an open plan kitchen diner with fitted appliances and has been thoughtfully designed to form the heart of the home with patio doors leading to the rear garden. There is a utility room with a personnel door leading to a single garage and a WC. A further versatile additional room is currently being used as a fifth bedroom and offers flexibility as a home office, snug/ play room, or a reception room. Rising to the first floor, there are four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and an en-suite shower room. Bedrooms two and three also benefit from fitted wardrobe space. Completing the first floor is a family bathroom. To the front of the property, there is a block-paved driveway providing off-street parking for multiple vehicles, access to a single garage with power and electrics. To the rear of the property, there is a private and enclosed rear garden, mostly laid to lawn with a patio area ideal for relaxing and entertaining. Further benefits include gas central heating and uPVC double-glazing throughout. The village of Heighington offers a range of local amenities, including pubs, a Spar, schooling, shops, a regular bus service into Lincoln city centre, green spaces, and attractive countryside for village walks. Council tax band: D. Freehold.



uPVC composite door leading to:

Entrance Hall

Laminate flooring and staircase. Access leading to:

Living Room

17' 2" x 10' 4" (5.23m x 3.15m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, a coved ceiling, and an electric fireplace.

Kitchen Diner

25' 7" x 9' 11" (7.79m x 3.02m)

Having a range of matching wall and base units with countertops, an integrated dishwasher, a four-ring gas hob with overhead extractor fan, an integrated electric double oven, a full-height integrated fridge, a ceramic sink with mixer tap, two uPVC double-glazed windows to the rear, a uPVC sliding door leading to the rear garden, laminate flooring, a coved ceiling, a radiator, and tiled splashback.

Utility

9' 11" x 8' 8" (3.02m x 2.64m)

Having a range of matching base and wall units with countertop, space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler, laminate flooring, partially tiled walls, and a uPVC double-glazed window to the rear, a uPVC door leading to the rear, and a personnel door leading to the garage.

Bedroom 5/Snug

16' 2" x 8' 5" (4.92m x 2.56m)

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

WC

Having a low-level WC, a wash hand basin with understorage, laminate flooring, and a radiator.

First Floor Landing

Carpeted, loft access, and an airing cupboard. Access to the bedrooms and the family bathroom.

Bedroom 1

17' 0" x 13' 5" (5.18m x 4.09m)

Having two uPVC double-glazed windows to the front aspect, carpeted, a radiator, a coved ceiling, and a five-door wardrobe. Access to:

En-Suite

Three-piece suite comprising a low-level WC, wash hand basin with under storage, walk-in shower cubicle, frosted double-glazed window to the front aspect, a chrome towel rail, laminate flooring, LED lighting, and an extractor fan.

Bedroom 2

11' 11" x 8' 7" (3.63m x 2.61m)

Having a uPVC double-glazed window to the rear, laminate flooring, a radiator, and built-in wardrobes.

Bedroom 3

9' 0" x 8' 8" (2.74m x 2.64m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, and a built-in wardrobes.

Bedroom 4

9' 0" x 8' 5" (2.74m x 2.56m)

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

Family Bathroom

Three-piece suite comprising a panelled bath with an overhead shower, a wash hand basin with under storage, a low-level WC, a frosted double-glazed window to the side aspect, tiled flooring, chrome towel rail, LED lighting, tiled walls, and an extractor fan.

Outside Front

Block paved driveway for four vehicles and a part lawned area. Access to:

Garage

16' 2" x 8' 8" (4.92m x 2.64m)

Having an over and over door, power, and electrics.

Outside Rear

Mostly laid to lawn with patio seating area, fenced borders, a timber-built shed, and an outside tap. Access to the side of the property.





GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.

1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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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