



St. Aubins Crescent, Heighington Lincoln LN4 1GH

welcome to

St. Aubins Crescent, Heighington Lincoln

A particularly spacious and well presented detached family home situated in a tucked away position within the well serviced and sought after village of Heighington. Boasting three reception rooms, four well-proportioned bedrooms, driveway parking and a double garage!

Entrance Hall

With double glazed front door, stairs rising to first floor and under stairs cupboard.

Cloakroom Wc

With obscured double glazed window to the side, wc, wash hand basin, tiling to the walls and floor, coving to the ceiling, extractor fan and radiator.

Lounge

22' excl bay window x 11' 7" (6.71m excl bay window x 3.53m)

With double glazed bay window to the front, coving to the ceiling, fireplace with inset electric fire, radiator, double glazed door opening to Conservatory and double doors opening to:-

Dining Room

10' 8" x 8' 8" (3.25m x 2.64m)

Kitchen / Breakfast Room

14' 7" x 10' 4" max into bay window (4.45m x 3.15m max into bay window)

With double glazed bay window to the side, double glazed window to the rear, a modern fitted kitchen in a range of wall and base units with work surfaces, inset sink and drainer, integral double oven, gas hob with stainless steel extractor fan over, integral dishwasher and door to:-

Utility Room

10' 3" x 6' 7" (3.12m x 2.01m)

With double glazed window to the front, double glazed door to the side, a range of wall and base units with work surfaces, stainless steel sink and drainer, space and plumbing for washing machine, space for fridge freezer and wall mounted cupboard housing gas central heating boiler.

Conservatory

9' 10" x 8' 9" (3.00m x 2.67m)

Of a quarter brick and uPVC construction with double glazed windows to the rear and side, double glazed double doors opening to the rear garden, tiling to the floor, radiator and TV point.

First Floor Landing

With stairs rising from entrance hall, coving to the ceiling, loft access point and built in airing cupboard housing hot water cylinder.

Bedroom One

11' 8" x 10' 9" (3.56m x 3.28m)

With double glazed window to the front, two built in double wardrobes, radiator, coving to the ceiling and door to:-

En Suite

With obscured double glazed window to the front, corner shower unit, wc, wash hand basin with vanity unit under, heated towel rail, wall mounted shelving, inset ceiling lights and extractor fan.

Bedroom Two

12' 4" x 10' 4" (3.76m x 3.15m)

With double glazed window to the front, built in double wardrobe, coving to the ceiling and radiator.

Bedroom Three

12' 4" x 8' 8" (3.76m x 2.64m)

With double glazed window to the rear, built in wardrobe, coving to the ceiling and radiator.

Bedroom Four

11' 9" x 8' 7" (3.58m x 2.62m)

With double glazed window to the rear, built in double wardrobe, radiator and coving to the ceiling.

Bathroom





With double glazed window to the rear, bath with wall mounted shower attached, wc, wash hand basin, tiling to the walls and floor, inset ceiling lights, coving to the ceiling and radiator.

Double Garage

17' 3" x 18' 3" (5.26m x 5.56m)

With two up and over doors to the front, pedestrian door opening to the rear garden and window to the side.

Outside

Property benefits from being situated in a tucked away position off the cul-de-sac, with a block paved driveway to the side providing off road parking for two cars and access to the double garage. Alongside the driveway is an area of lawn with pathway leading to the front door and gated side access to both the left and right. To the rear are two patio areas ideal for seating and outdoor dining, opening to an area of lawn enclosed by mature flower and shrub borders and specimen trees.



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welcome to

St. Aubins Crescent, Heighington Lincoln

- SPACIOUS DETACHED FAMILY HOME
- TUCKED AWAY POSITION WITHIN CUL-DE-SAC
- FOUR GENEROUS BEDROOMS
- EN SUITE, FAMILY BATHROOM & CLOAKROOM WC
- DRIVEWAY PARKING & DOUBLE GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£385,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LCR118300 - 0004

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