



- Detached Bungalow
- Extension With First Floor Bedroom
- 4 Bedrooms & 2 Bathrooms
- Approx 0.25 Acre Plot (STS
- Non Estate, Edge Of Village Location
- Extensive Parking Provisions
- Wet Gas Central Heating
- No Onward Chain

Station Road, Heighington, LN4 1QH
Guide Price - £425,000 - £450,000



Occupying a non-estate and elevated position on the edge of the highly sought after village of Heighington, is this detached bungalow boasting 4 bedrooms. The home comes with expansive living accommodation which includes a rear extension which added a first floor bedroom to the property with an accompanying en-suite. Internally the highlights include a spacious kitchen diner leading onto a lounge with French doors onto the rear garden. All 4 bedrooms are classed as doubles and benefit from 3 bathrooms including 2 en-suites. Externally, the property comes with an approximate 0.25 acre plot, which is non-overlooked to the rear, overlooking horse paddocks and Lincolnshire countryside. The front plot boasts an impressive space with ample parking provision for multiple vehicles. Offered for sale with NO ONWARD CHAIN. For further information and viewing requests please contact Starkey&Brown. Council tax band: B. Freehold.

Lounge

21' 5" x 10' 1" (6.52m x 3.07m)

Kitchen Diner

26' 10" x 19' 8" (8.17m x 5.99m)

Utility Room

8' 7" x 4' 11" (2.61m x 1.50m)

Family Room/Garage Conversion

13' 6" x 8' 7" (4.11m x 2.61m)

Bedroom 1

11' 10" x 11' 0" (3.60m x 3.35m)

En-Suite

7' 11" x 5' 7" (2.41m x 1.70m)

Bedroom 2

11' 6" x 10' 6" (3.50m x 3.20m)

Bedroom 3

10' 5" x 9' 5" (3.17m x 2.87m)

Bathroom

10' 1" x 6' 10" (3.07m x 2.08m)

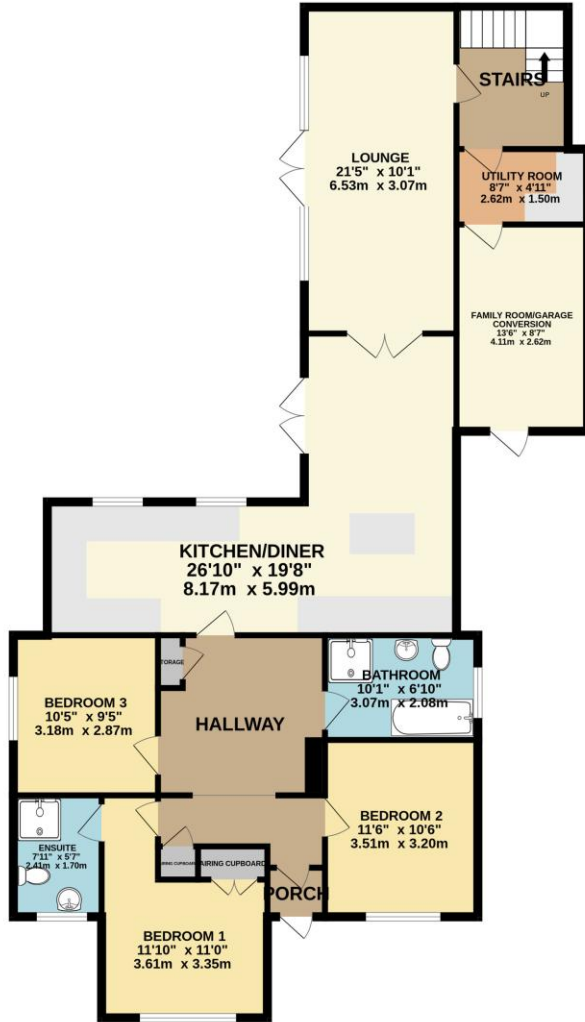
Bedroom 4

19' 1" x 12' 4" (5.81m x 3.76m)

WC

6' 2" x 3' 3" (1.88m x 0.99m)

GROUND FLOOR
1404 sq.ft. (130.4 sq.m.) approx.

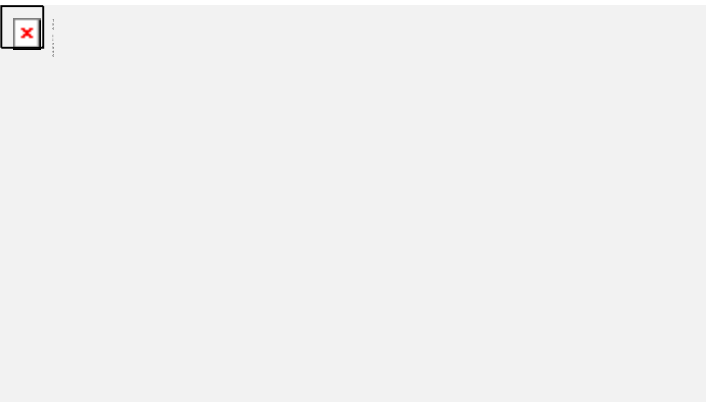


1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1676 sq.ft. (155.7 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		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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