



- Extensive Detached Residence
- 4 Double Bedrooms
- 2 Recently Upgraded Bathrooms
- 3 Reception Rooms
- 22'10" Kitchen Diner
- Utility Room & Conservatory
- Large Rear Garden
- Double Garage & Ample Driveway Parking

Park Lane, Heighington, LN4 1RF,  
Guide Price £550,000 - £575,000





This extensive detached residence enjoys a premium position in the popular village of Heighington. Boasting 4 double bedrooms and measuring approximately 2400 sq. ft over 2 floors the property is in immaculate condition throughout. Ground floor accommodation comprises 3 reception rooms with a welcoming entrance hall with stairs rising to the first floor landing which provides access to the 4 double bedrooms and 2 recently upgraded bathrooms, 22'10" kitchen diner, utility room, conservatory and downstairs WC. The property enjoys a generous sized rear garden with patio seating area, ample space for a kids playing area and mature flowerbeds. Driveway parking is provided for many vehicles with a hedged front perimeter plus access to a double garage with 2 up and over doors. The village of Heighington is well regarded due to it's close proximity to Lincoln and boasting plenty of local amenities which includes 2 public houses, off license, post office, primary school and a regular bus service to and from Lincoln City Centre. To arrange a viewing contact Starkey&Brown. Council tax band: F. Freehold.





## Entrance Hall

Having composite front door entry to front aspect, radiator, coved ceiling, stairs rising to first floor and wood effect laminate flooring. Access into:

## Lounge

19' 7" x 14' 4" (5.96m x 4.37m)

Having double glazed window to side aspect, double doors leading onto rear garden, 2 radiators, coved ceiling and a feature log burner.

## Dining Room

13' 6" x 10' 11" (4.11m x 3.32m)

Having coved ceiling, radiator, double glazed window to rear aspect, wood effect flooring and currently being utilised as office space.

## Family Room

14' 4" x 11' 10" (4.37m x 3.60m)

Having double glazed windows to front and side aspects, coved ceiling, wood effect flooring and radiator.

## Kitchen Diner

22' 10" x 11' 10" (6.95m x 3.60m)

Having a range of eye and base level units with counter granite worktops, integral appliances such as a Rangemaster with 5 burner gas hob with wok burner, Rangemaster extractor fan, dishwasher, one and a half sunken sink and drainer unit, feature kitchen island with integrated storage, double glazed window to front aspect, double doors leading into conservatory and a further double glazed door to side aspect, wood effect laminate flooring and 2 radiators. Access into utility room and conservatory.

## Utility Room

9' 8" x 8' 0" (2.94m x 2.44m)

Having a range of base level units, space and plumbing for laundry appliances, stainless steel sink and drainer unit, double glazed window to side aspect, wooden door to external rear, radiator, additional loft access and feature access to downstairs WC.

## Downstairs WC

Having low level WC, vanity hand wash basin unit with subway tile backing, radiator, double glazed obscured window to rear aspect and coved ceiling.

## Conservatory

11' 6" max x 11' 6" max (3.50m x 3.50m)

Having brick built base with uPVC construction, electric heater and French doors leading onto rear garden.

## First Floor Landing

Having staircase with double glazed window to front aspect, radiator and loft access. Airing cupboard with hot water cylinder and shelving.

## Master Bedroom

15' 9" x 14' 2" (4.80m x 4.31m)

Having double glazed window to front and side aspects, coved ceiling, radiator and built-in twin wardrobes. Access to

## Jack & Jill En-Suite

Having a floating vanity unit, low level WC, chrome heated hand towel rail, double shower cubicle with rainfall shower head, full tiled surround with tiled flooring, coved ceiling, wood framed obscured window to side aspect and extractor unit.

## Bedroom 2

14' 4" including wardrobe x 10' 5" excluding (4.37m x 3.17m)

Having built-in wardrobes, radiator, double glazed window to rear aspect overlooking the rear garden and coved ceiling.

## Bedroom 3

13' 2" x 11' 10" excluding wardrobes (4.01m x 3.60m)

Having built-in wardrobes, coved ceiling, double glazed wood framed windows to front aspect and radiator.

## Bedroom 4

10' 11" into wardrobe x 9' 11" (3.32m x 3.02m)

Having double glazed window to rear aspect, radiator and built-in wardrobe.

## Bathroom

11' 10" x 7' 1" (3.60m x 2.16m)

Having engineered wood flooring, half tiled subway surround, shower cubicle with mains fed shower and rainfall shower, large fitted bath tub, vanity unit, low level WC, obscured double glazed window to front aspect, radiator and coving.

## Rear Garden

Being enclosed with fenced perimeters and being mostly laid to lawn with a selection of patio seating areas with slate shingle effect, flower bed perimeter, dwarfed walled sleepers and a large lawned area currently utilised as a kids playing area and external water source.

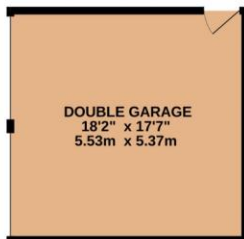
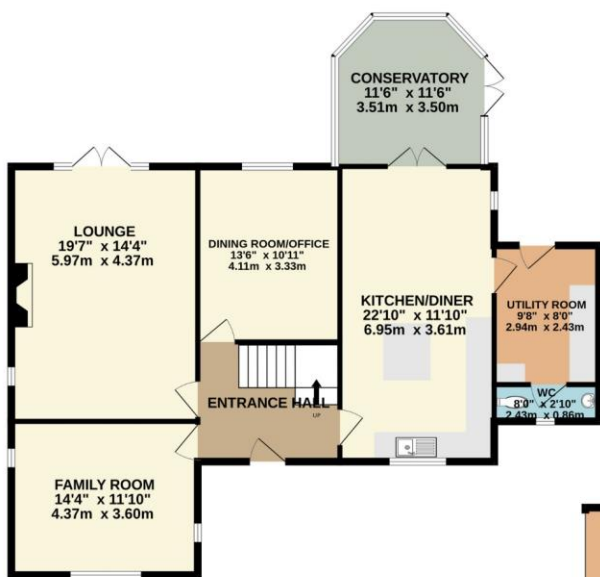
## Outside Front

Having driveway parking for many vehicles, storm porch entry, EV car charge point and access to double garage.

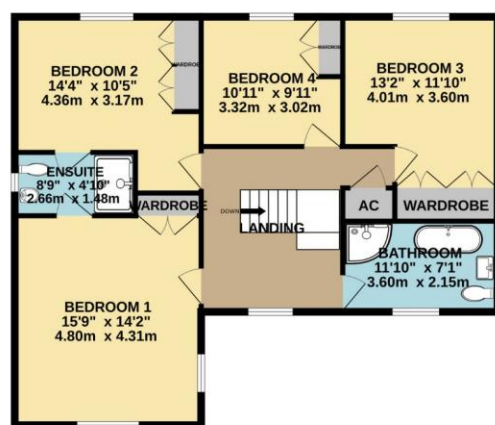




GROUND FLOOR  
1511 sq.ft. (140.4 sq.m.) approx.



1ST FLOOR  
967 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 2479 sq.ft. (230.3 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.  
Made with Metropix ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



STARKEY  
& BROWN  
YOU R LOCAL PROPERTY PEOPLE