Westwood Avenue

Heighington DL5 6SA

Offers Over £280,000

Venture
PROPERTIES

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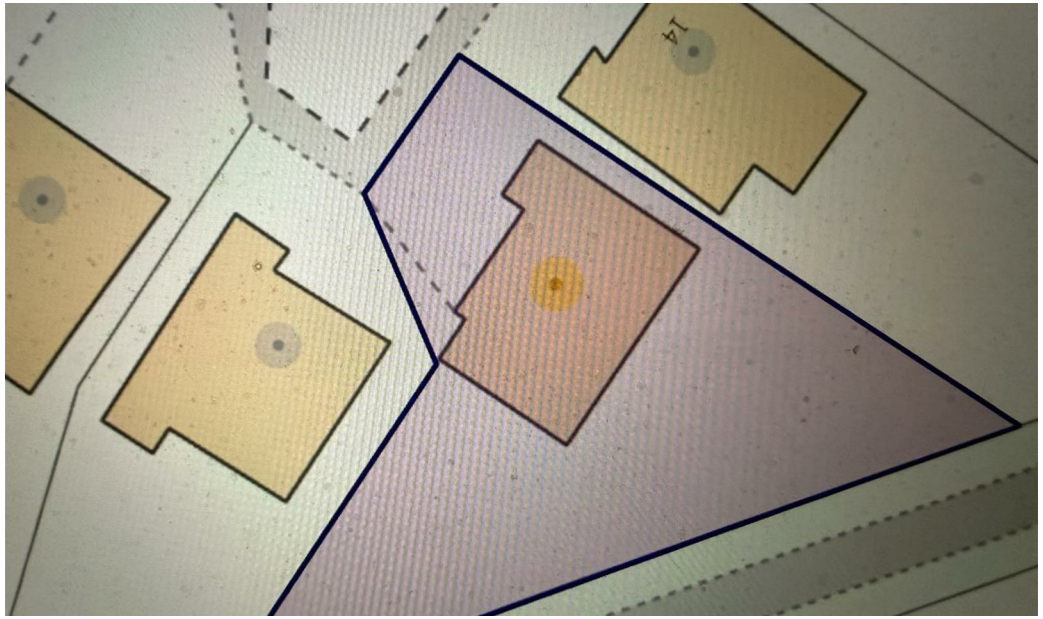

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Westwood Avenue

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x 3 x 1 x 3

- 3 Bedrooms Detached House
- Close to Good Schooling
- Off-Street Parking For Two Cars And Garage
- Sun Room
- Open Views To The Rear
- Beautiful Kitchen
- Sought After Village Location
- Large Gardens Front and Rear
- EPC Grade

Situated in the charming village of Heighington, this delightful three-bedroom detached house on Westwood Avenue presents an exceptional opportunity for families seeking a spacious and versatile home. Set on one of the largest plots in this desirable location, the property boasts generous living accommodation, making it an ideal choice for those with growing families.

Upon entering, you will find two well-proportioned reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed to cater to modern family life, ensuring comfort and convenience. The three bedrooms offer a peaceful retreat, while the bathroom is well-appointed to meet everyday needs.

One of the standout features of this property is its potential for further development, allowing you to tailor the home to your specific requirements. Whether you envision expanding the living space or enhancing the garden, the possibilities are abundant.

The home is offered to the market with no onward chain, allowing for a smooth and efficient purchase process. Heighington Village is renowned for its community spirit and picturesque surroundings, with excellent transport links providing easy access to both town and countryside. Open views to the rear.

We highly recommend viewing this property to fully appreciate its charm and potential. This is a rare opportunity to secure a family home in a sought-after location, and we invite you to explore all that it has to offer.

Hallway
Entrance hallway with laminate flooring, UPVC front door, double radiator and storage space under the stairs.

Lounge/Dining Room
24'10" x 8'7" (7.580 x 2.639)
Large open plan lounge/dining room with laminate flooring, UPVC double glazed windows to the front and rear, gas fire with surround and two single radiators.

Sun Room
24'10" x 8'2" (7.580 x 2.494)
Off the lounge/dining room with UPVC double glazed sliding doors leading to the rear garden, UPVC double glazed window, double radiator and laminate flooring.

Kitchen
Beautiful contemporary kitchen with a range of white wall, floor and drawer units with contrasting black granite work surfaces, sink with mixer tap, Range cooker, fridge freezer, washing machine and dishwasher, breakfast bar, laminate flooring, UPVC window and UPVC door leading to the rear garden. A loft hatch from the kitchen provides additional storage in the eaves of the garage above.

First Floor
Landing with laminate flooring and airing cupboard. Loft hatch provides storage space in the attic of the main property.

Bedroom 1
12'0" x 10'5" (3.683 x 3.181)
Double bedroom situated to the front of the property with laminate flooring, built-in cupboard, UPVC double glazed window and single radiator.

Bedroom 2
10'0" x 8'6" (3.062 x 2.594)
Another double bedroom, situated to the rear with laminate flooring, built-in cupboard and built-in wardrobes providing plenty of storage space. There is also a single radiator and UPVC double glazed window.

Bedroom 3
9'0" x 7'7" (2.759 x 2.321)
A good sized single bedroom to the front of the property with laminate flooring, single radiator and cupboard. There is also a UPVC double glazed window.

Bathroom
Modern bathroom with white suite comprising bath with shower and shower screen, hand basin and WC. The walls and floor are fully tiled and there is a UPVC double glazed window.

Externally
To the front is a lawned garden with off-street parking, able to accommodate two cars, as well as access to the garage. The garage has storage space to the loft area.
To the rear is a private, lawned garden which wraps itself around the property and provides plenty of outside space. There is a decking area as well as hot tub. Open views to the rear of the home.

Council Tax
Band D.

GROUND FLOOR

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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