

28 Millstream Road

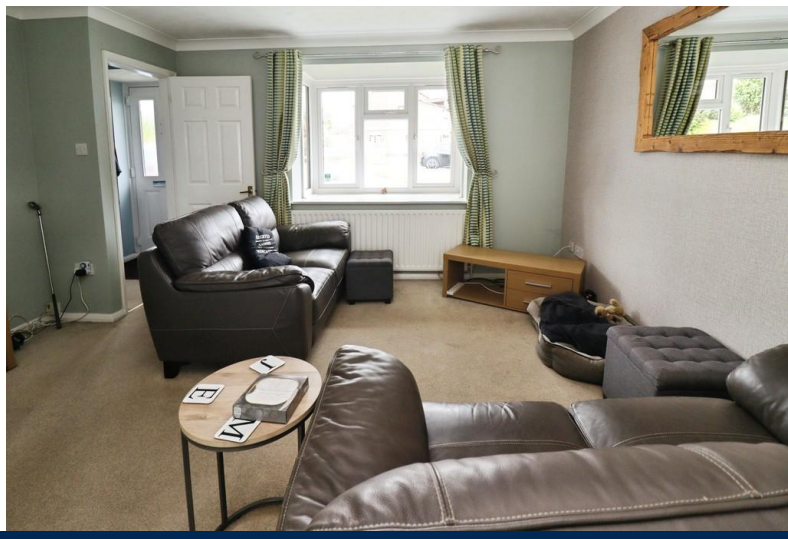
Heighington, Lincoln, LN4 1TY

Book a Viewing!

£230,000

Situated in the highly sought-after village of Heighington, to the south of the Cathedral City of Lincoln, this modern three bedroom semi detached home offers well-presented and spacious accommodation throughout, making it an ideal purchase for first time buyers or growing families. The property comprises an Entrance Hall, a bright Lounge with bay window, a separate Dining Room, a modern fitted Kitchen, three Bedrooms and a Family Bathroom. Outside, the property benefits from a generous frontage with a lawned garden and a gravelled driveway providing ample off street parking and an EV charging point. To the rear there is a beautifully landscaped garden, creating a private and attractive space ideal for both relaxing and entertaining. Viewing is highly recommended.





Millstream Road, Heighington, Lincoln, LN4 1TY







LOCATION
The charming village of Heighington is situated 4 miles South-East of the historic Cathedral City of Lincoln. Heighington benefits from a mix of old and new properties, The Butcher and Beast and The Turks Head public houses, a coffee shop, Spar convenience store, a primary school, takeaways, hairdressers and a variety of other amenities.

ACCOMMODATION

ENTRANCE HALL
With staircase to the first floor.

LOUNGE
14' 2" x 11' 7" (4.33m x 3.55m) With double glazed bay window to the front aspect and radiator.

DINING ROOM
8' 10" x 8' 7" (2.71m x 2.64m) With double glazed French doors to the rear garden and radiator.









KITCHEN
8' 10" x 8' 4" (2.71m x 2.56m) Fitted with a range of wall and base units with work surfaces over, 1½ sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, integrated fridge freezer, space for washing machine, tiled splashbacks, radiator, understairs storage cupboard, double glazed window to the rear aspect and door to the garden.

FIRST FLOOR LANDING
With airing cupboard, double glazed window to the side aspect and radiator.

BEDROOM 1
11' 6" x 8' 8" (3.52m x 2.65m) With double glazed window to the rear aspect and radiator.

BEDROOM 2
9' 1" x 8' 8" (2.77m x 2.65m) With double glazed window to the front aspect and radiator.

BEDROOM 3
8' 5" x 6' 3" (2.57m x 1.92m) With double glazed window to the rear aspect and radiator.

BATHROOM
Fitted with a three piece suite comprising of p-shaped panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, chrome towel radiator, part tiled walls, tiled flooring and double glazed window to the front aspect.

OUTSIDE
To the front of the property there is a generous lawned garden and an extensive gravelled driveway providing off street parking for multiple vehicles and an EV charging point. To the rear there is a landscaped enclosed garden laid mainly to lawn with two patio seating areas, mature shrubs, flower beds and two garden sheds.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker





MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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https://www.mundys.net/referrals/

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

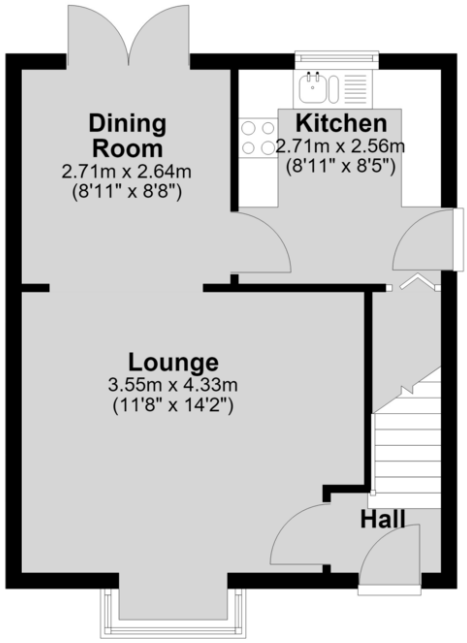
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

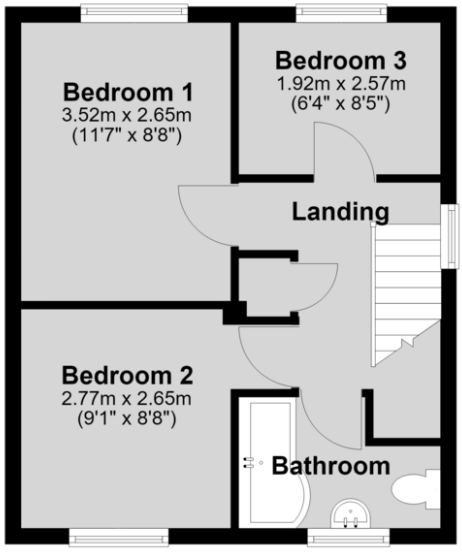
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 35.0 sq. metres (377.2 sq. feet)



First Floor
Approx. 33.9 sq. metres (364.6 sq. feet)



Total area: approx. 68.9 sq. metres (741.8 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman