



## Hill House, Park Lane

Heighington, LN4 1RF



Book a Viewing!

### Guide Price £425,000

A Detached Family Home, situated in this excellent elevated position within the ever popular village of Heighington and benefiting from pleasant open views. The internal accommodation is comprised over several floors with Entrance Porch, Entrance Hall, Study/Bedroom, Cloakroom, stairs leading to the Lower Level, with spacious Lounge and Dining/Kitchen. The First Floor and Second Floor comprise of Three further Bedrooms, Dressing Area, En-suite Bathroom and Family Bathroom. Outside, the property benefits from an extensive mature plot with a wide variety of mature trees. The property is accessed via Alabala Lane which is situated just off Park Lane with an extensive driveway, triple garage and stables. Viewing of this property is highly recommended to appreciate this excellent position and potential to extend and alter subject to the necessary permissions. The property is being sold with No Onward Chain.



## Hill House, Park Lane, Heighington, LN4 1RF



### **SERVICES**

Mains Electricity, water services available and drainage via septic tank. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – F.**

**LOCAL AUTHORITY -** North Kesteven District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

### **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 PORCH

### ENTRANCE HALL

With stairs to the lower level and radiator.

### CLOAKROOM/WC

With WC and wash hand basin, UPVC window and fitted cupboards.

### STUDY/BEDROOM

12' 0" x 10' 3" (3.66m x 3.12m) With two UPVC windows and radiator.

### LOWER LEVEL

With inner hallway and stairs to the ground floor.

### LOUNGE

27' 1" x 13' 7" (8.25m x 4.14m) With two UPVC windows and further UPVC window, coving to ceiling, two radiators and fireplace.

### KITCHEN/DINER

16' 4" x 13' 6" (4.98m x 4.11m) With fitted wall and base cupboards, double sink, fitted oven and hob, part tiled surround and three UPVC windows.

### SIDE ENTRANCE

With cupboard housing the central heating boiler.

### WASHROOM

Plumbing for washing machine and UPVC window.



### FIRST FLOOR LANDING

### BEDROOM ONE

12' 4" x 10' 2" (3.76m x 3.1m) With two UPVC windows, radiator and built-in wardrobe.

### DRESSING AREA

With airing cupboard, hot water cylinder, UPVC window and double radiator.

### EN-SUITE BATHROOM

With suite comprising of bath, WC and wash hand basin and UPVC window.

### BEDROOM TWO

10' 4" x 8' 3" (3.15m x 2.51m) With UPVC window, built-in wardrobe and radiator.

### SECOND FLOOR LANDING

With built-in cupboard and window to the side elevation.

### BEDROOM THREE

12' 1" x 10' 4" (3.68m x 3.15m) With UPVC window, radiator and built-in cupboard/wardrobes.

### FAMILY BATHROOM

With suite comprising of bath, WC and wash hand basin, fitted shower cubicle, tiled floor and walls, radiator and two UPVC windows.



#### 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](http://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.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

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## OUTSIDE

The property is accessed via Alabala Lane, which is situated just off Park Lane, this leads to an extensive driveway to the rear of the property providing off-road parking for numerous vehicles and access to the triple garage. There is a separate detached stable block. The property is situated on an extensive plot, with a wide variety of mature trees, shrubs and extensive lawned areas. The property is situated in an excellent elevated position and benefiting from pleasant open views.

## TRIPLE GARAGE

23' 6" x 17' 10" (7.16m x 5.44m) With sliding garage doors, side entrance door and three windows.

## STABLES

### NOTE 1

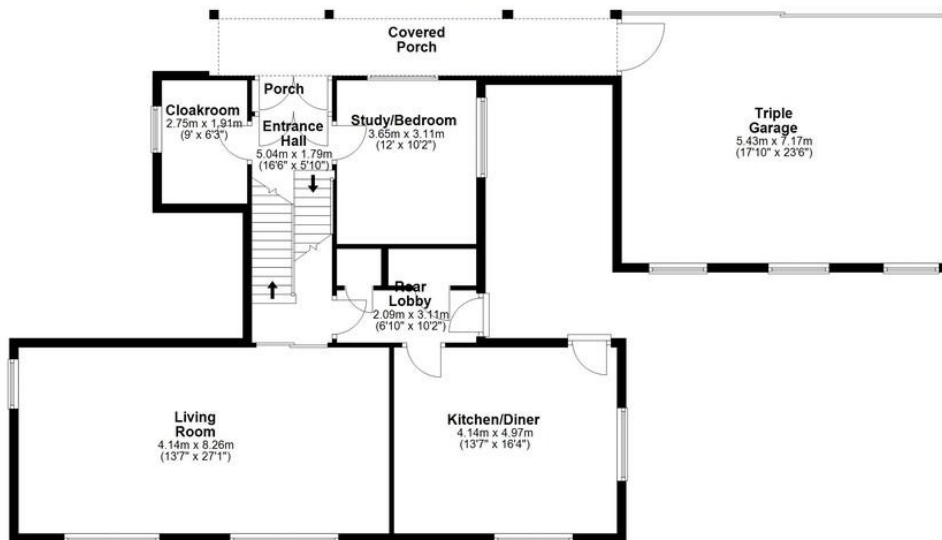
We have been advised by the Vendor there has been a previous settlement/subsidence insurance claim, where remedial works have been carried out. There are potential signs of further minor movement and any interested parties are advised to carry out their own investigations. On this basis the property would be ideally suited towards cash purchasers.

### NOTE 2

The boundary included within the sale of the property is indicated where the lawned area has been cut.

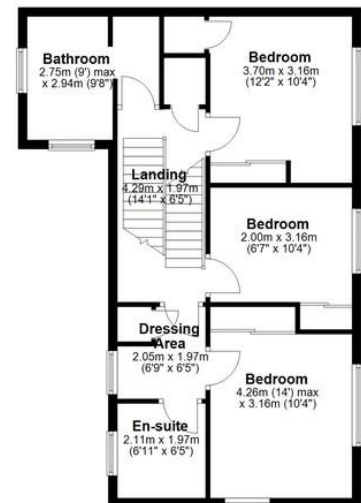
Floorplan - Levels 1 & 2

Approx. 141.1 sq. metres (1519.3 sq. feet)



Floor Plan - Levels 3 & 4

Approx. 61.5 sq. metres (661.7 sq. feet)



Total area: approx. 202.6 sq. metres (2181.0 sq. feet)

For Guidance Purposes Only  
Plan produced using PlanUp.

Hill House, Park Lane, Heighington, Lincoln

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 and 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.



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