



**3 The Old Stackyard, Park Lane, Heighington,  
Lincoln, LN4 1RF**



Book a Viewing!

**£375,000**

Situated on a generous plot within a quiet cul-de-sac, close to the heart of the sought after village of Heighington, this four bedroom detached family home offers spacious and versatile accommodation. Having undergone a recent programme of decoration, the accommodation comprises an inviting entrance hall, a comfortable lounge, dining room, a well-proportioned kitchen and a convenient cloakroom/WC to the ground floor. To the first floor, a landing leads to four bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom. Externally, the property enjoys substantial gardens to both the front and rear, providing excellent outdoor space for families and entertaining. A driveway offers parking for multiple vehicles and leads to a single garage. This property must be viewed to fully appreciate the size of the plot and the opportunity on offer.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – E.

**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

### HALL

With staircase to the first floor and radiator.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.

### LOUNGE

14' 4" x 12' 10" (4.37m x 3.92m) With decorative open fireplace, two double glazed windows to the front aspect, laminate flooring and radiator.

### DINING ROOM

11' 4" x 10' 2" (3.46m x 3.12m) With French doors to the rear garden, laminate flooring and radiator.

### KITCHEN

13' 3" x 14' 0" (4.05m x 4.27m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob, integrated dishwasher, washing machine and fridge freezer, wall mounted gas fired central heating boiler, tiled flooring, radiator, door to the garden and double glazed windows to the side and rear aspects.

### FIRST FLOOR LANDING

With double glazed window to the side aspect and airing cupboard.

### BEDROOM 1

14' 5" x 11' 10" (4.40m x 3.62m) With two double glazed windows to the front aspect, laminate flooring and radiator.

### EN-SUITE

With shower cubicle and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the side aspect.

### BEDROOM 2

9' 11" x 9' 1" (3.03m x 2.78m) With double glazed window to the rear aspect, laminate flooring and radiator.

### BEDROOM 3

11' 10" x 6' 3" (3.62m x 1.91m) With double glazed window to the front aspect, laminate flooring and radiator.

### BEDROOM 4

7' 5" x 9' 6" (2.28m x 2.91m) With double glazed window to the rear aspect, laminate flooring and radiator.





## BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the rear aspect.

## OUTSIDE

To the front of the property there is a generous garden laid mainly to lawn with a mature shrubs and trees, a gravelled driveway providing off street parking for multiple vehicles and access to the garage. The garage has an up and over door to the front, light, power and personal door to the garden. To the rear of the property there is a large enclosed garden being mainly laid to lawn with patio seating area, mature trees and shrubs and a greenhouse.



## 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 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 and J Walter 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

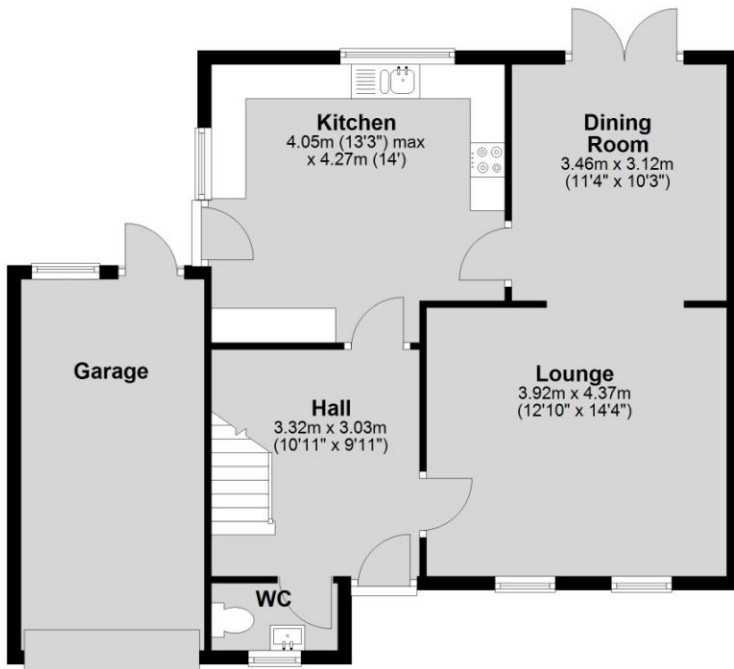
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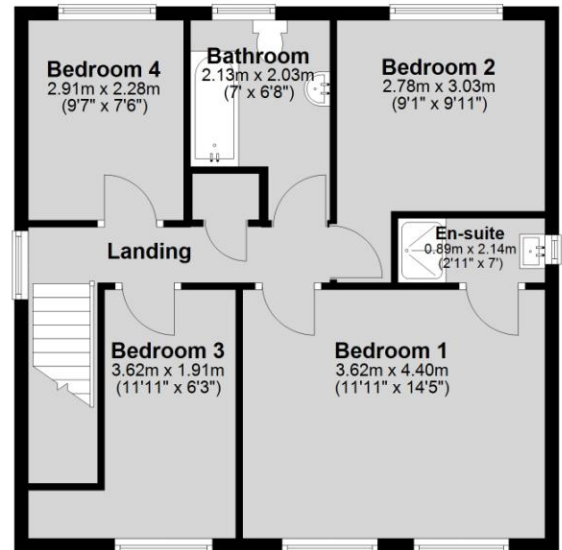
### Ground Floor

Approx. 73.6 sq. metres (792.2 sq. feet)



### First Floor

Approx. 56.6 sq. metres (608.9 sq. feet)



Total area: approx. 130.2 sq. metres (1401.1 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 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 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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