



4 Lintin Close

Heighington, LN4 1RW



Book a Viewing!

£325,000

Situated in a quiet cul-de-sac within the highly sought after village of Heighington, this beautifully refurbished three bedroom detached family home has been thoughtfully upgraded to an exceptional standard throughout. Offering immaculate and spacious accommodation, the property comprises an entrance hall, generous lounge, stunning high specification open plan kitchen/diner fitted with a range of integrated appliances, conservatory, first floor landing, three well proportioned bedrooms and a contemporary shower room. Outside, the property enjoys a lawned front garden, block paved driveway providing off-street parking, a single garage and a private enclosed rear garden. Presented in true move in condition, this impressive home is ideal for a wide range of buyers and an internal viewing is highly recommended to fully appreciate the quality and finish on offer. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

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 HALL

With staircase to the first floor, original wooden flooring and radiator.

LOUNGE

13' 1" x 12' 5" (4.01m x 3.81m) With double glazed window to the front aspect and radiator.

KITCHEN DINER

19' 3" x 11' 10" (5.88m x 3.63m) Refitted with a stylish and high quality range of wall and base units with work surfaces over, 1 1/2 bowl sink with side drainer and mixer tap over, eye level electric oven, integrated dishwasher, microwave, fridge freezer and wine cooler, central island with breakfast bar and electric hob, spaces for washing machine and tumble dryer, tiled flooring, spotlights, under stairs storage cupboards, double glazed window to the rear aspect, double glazed French doors to the conservatory and door to the rear garden.

SUN ROOM

13' 5" x 10' 0" (4.09m x 3.06m) With double glazed French doors to the rear garden, tiled flooring with underfloor heating, radiator and spotlights.

FIRST FLOOR LANDING

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

BEDROOM 1

12' 11" x 10' 11" (3.96m x 3.33m) With double glazed window to the front aspect and radiator.

BEDROOM 2

12' 2" x 10' 2" (3.71m x 3.10m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

10' 0" x 7' 10" (3.05m x 2.39m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

SHOWER ROOM

8' 7" x 5' 4" (2.62m x 1.65m) Fitted with a three piece suite comprising of walk in shower cubicle with rainfall shower, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, spotlights and two double glazed windows to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden with a side block paved driveway providing off-street parking for multiple vehicles and access to the single detached garage. The garage has an up-and-over door to the front, double glazed window to the side, light and power. To the rear of the property there is a patio seating area with steps leading down to an enclosed lawned garden with mature shrubs and garden shed.





DISCLAIMER

Some images have been digitally enhanced and virtually staged using AI for illustrative purposes only to show how a room may look when furnished. These images do not necessarily reflect the property's actual appearance, condition, dimensions, layout, fixtures, fittings, outlook or finish. Unstaged photographs are available and interested parties should inspect the property in person and not rely solely on these images.

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.

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.

CMH, J Walter and Callum 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 roughly checked.

GENERAL

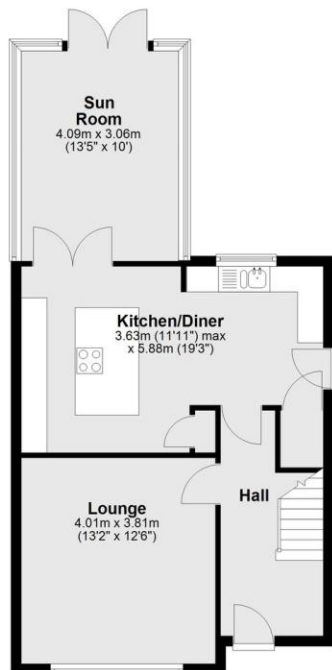
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 as not verified.

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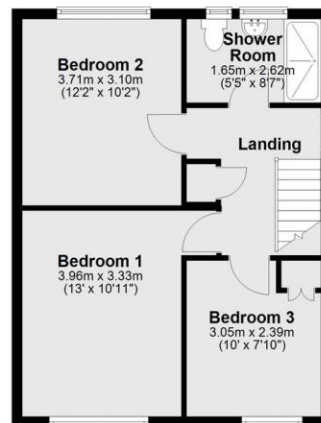
Ground Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



Total area: approx. 102.1 sq. metres (1099.2 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 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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