



17 Lindrick Close Heighington, LN4 1TN



Book a Viewing!

£265,000

A three bedroom detached bungalow positioned within the sought after village of Heighington within a quiet cul-de-sac. The property occupies a corner plot with gardens to the front, side and rear. There is a driveway providing off-street parking for vehicles and giving access to the integral garage. The internal accommodation comprises an entrance porch, inner hallway, fitted kitchen, dining room, lounge, three bedrooms and a bathroom. The property further benefits from gas central heating, double glazing and is being sold with no onward chain.





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

With uPVC sliding doors to the side aspect, tiled flooring, wall light, glazed side panel and door leading to the inner hallway.

INNER HALLWAY

With doors leading to the three bedrooms, bathroom, lounge and kitchen, fitted storage cupboard, radiator and access to the roof void.



KITCHEN

11' 0" x 9' 5" (3.36m x 2.89m) With uPVC window to the side aspect. Fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap, integrated electric oven with gas hob and extractor above, spaces for a fridge and washing machine, wall mounted cupboards with complementary tiled splashbacks, extractor fan and radiator.

DINING ROOM

8' 2" x 9' 5" (2.51m x 2.89m) With uPVC window to the side aspect, radiator, wooden flooring, space for a dining table and archway leading to the lounge.

LOUNGE

19' 7" x 9' 1" (5.97m x 2.78m) With uPVC bay window to the front aspect, radiator, electric fire with marble hearth and wooden surround, coving to the ceiling and door leading to the hallway.

BATHROOM

8' 5" x 5' 4" (2.57m x 1.65m) With uPVC window to the side aspect, suite comprising bath with shower over, WC, wash hand basin, tiled walls and radiator.

BEDROOM 1

14' 0" x 9' 4" (4.28m x 2.85m) With uPVC window to the rear aspect and radiator.

BEDROOM 2

9' 7" x 12' 6" (2.93m x 3.82m) With uPVC sliding doors leading to the rear garden and radiator.

BEDROOM 3

7' 5" x 9' 5" (2.28m x 2.89m) With uPVC window to the side aspect and radiator.

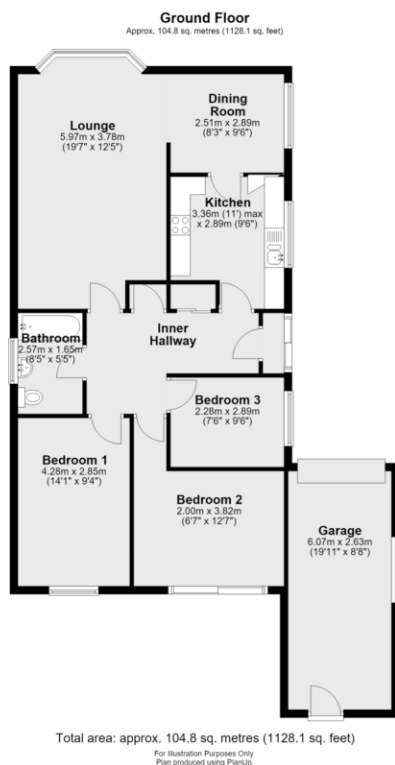
GARAGE

19' 10" x 8' 7" (6.07m x 2.63m) With up-and-over door to the front, power and lighting, window to the side aspect and door to the rear.

OUTSIDE

To the front of the property there is a neatly maintained conifer hedge with lawned gardens. To the side there is a driveway providing off-street parking for vehicles and giving access to the integral garage, together with a further lawned garden with mature shrubs and trees. To the rear there is a further lawned garden with flower beds, mature shrubs and trees, paved seating areas and a pathway leading to the rear of the garage.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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](#)

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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 are for their own use and the vendors (Lessors) for whom they act as Agents given that:

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