



14 Wentworth Close

Heighington, Lincoln, LN4 1SU



Book a Viewing!

£265,000

Situated at the end of a quiet cul-de-sac within the popular village of Heighington, this well-proportioned three-bedroom detached bungalow occupies a fantastic plot and offers a great opportunity for those looking for single-storey living with plenty of outdoor space. The property is offered for sale with no onward chain and is presented in generally good order, whilst offering scope for some modernisation to suit the preferences of the new owner. The generous plot, excellent driveway parking and attractive village setting are particular highlights, making this an appealing opportunity for downsizers, families or buyers looking for a peaceful village home. The accommodation comprises of an Entrance Hall, Lounge, Dining Room, Kitchen, three Bedrooms and Family Bathroom.



Wentworth Close, Heighington, Lincoln, LN4 1SU



LOCATION

Wentworth Close is situated within the popular village of Heighington, offering a peaceful setting whilst remaining conveniently positioned for access to Lincoln. The area provides a good range of local amenities, including village shops, several pubs and a new supermarket, alongside excellent transport links into Lincoln and the surrounding area. Families are also well served, with both primary and secondary schools within close proximity. The combination of village amenities, good transport connections and easy access to Lincoln makes Heighington a popular choice for those looking for a quieter setting without being too far from the city.

ACCOMMODATION

ENTRANCE HALL

A spacious entrance hall providing access to the principal accommodation. The hallway benefits from a built-in sliding-door storage cupboard, further cloakroom storage and an additional cupboard housing the wall-mounted gas combination boiler.

KITCHEN

10' 9" x 8' 11" (3.28m x 2.72m) Fitted with a range of wall-mounted and base units with work surfaces incorporating a sink with mixer tap, electric oven and spaces for a washing machine, tumble dryer and fridge freezer. There is also a window overlooking the front aspect and radiator.





LOUNGE

19' 1" x 12' (5.82m x 3.66m) A spacious reception room with UPVC double glazed windows to the front aspect, providing plenty of natural light. The room also benefits from a feature fireplace and radiator.

DINING ROOM

8' 11" x 8' (2.72m x 2.44m) A useful separate dining space with UPVC double glazed window to the side aspect, radiator and frosted-glass window providing borrowed light from the kitchen. The dining room flows naturally through towards the lounge, creating a practical arrangement for everyday living and entertaining.

BEDROOM 1

13' 8" x 9' 1" (4.17m x 2.77m) A spacious rear-facing double bedroom with built-in sliding-door wardrobe storage. With UPVC double glazed window to the rear aspect, UPVC door providing direct access to the garden and a radiator.

BEDROOM 2

13' 8" max x 12' 3" (4.17m x 3.73m) A further double bedroom with UPVC double glazed window to the side aspect and radiator.

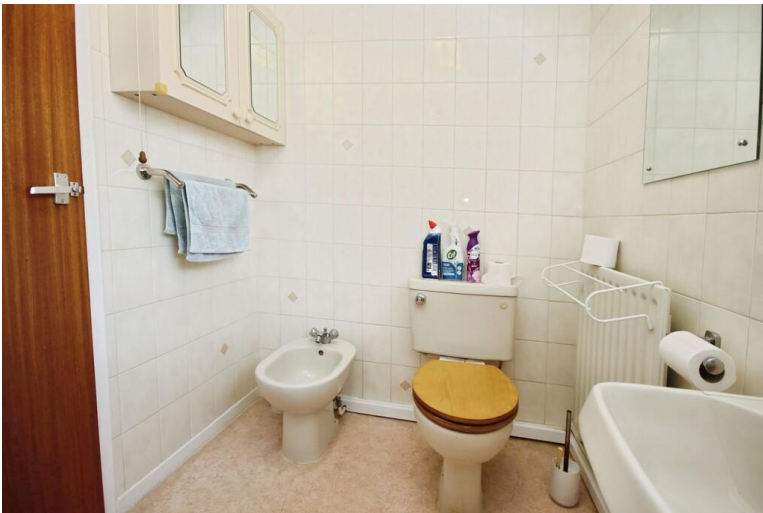
BEDROOM 3

8' 3" x 7' 3" (2.51m x 2.21m) A versatile third bedroom with UPVC double glazed window to the side aspect and radiator. The room would also make an ideal home office, nursery or guest bedroom, depending on the requirements of the new owner.



BATHROOM

Fitted with a three-piece suite comprising shower bath, WC and wash hand basin with vanity storage. The bathroom also benefits from tiled splashbacks, laminate flooring, extractor fan, radiator and frosted UPVC double glazed window to the side aspect.



OUTSIDE

The property occupies a fantastic-sized plot, sitting nicely back from the road at the end of the cul-de-sac. To the front there is a lawned garden with driveway parking for multiple vehicles, together with access to the garage. The secure rear garden provides an excellent amount of outdoor space, being predominantly laid to lawn with paved patio areas, a useful summer house and garden shed. The generous proportions offer plenty of scope for outdoor seating, entertaining and gardening.

GARAGE

19' 11" x 8' 5" (6.07m x 2.57m) The property benefits from a useful garage with an up-and-over door, pedestrian door providing access to the rear garden, rear-facing window, lighting and electric supply.





WEBSITE

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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 these 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

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KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

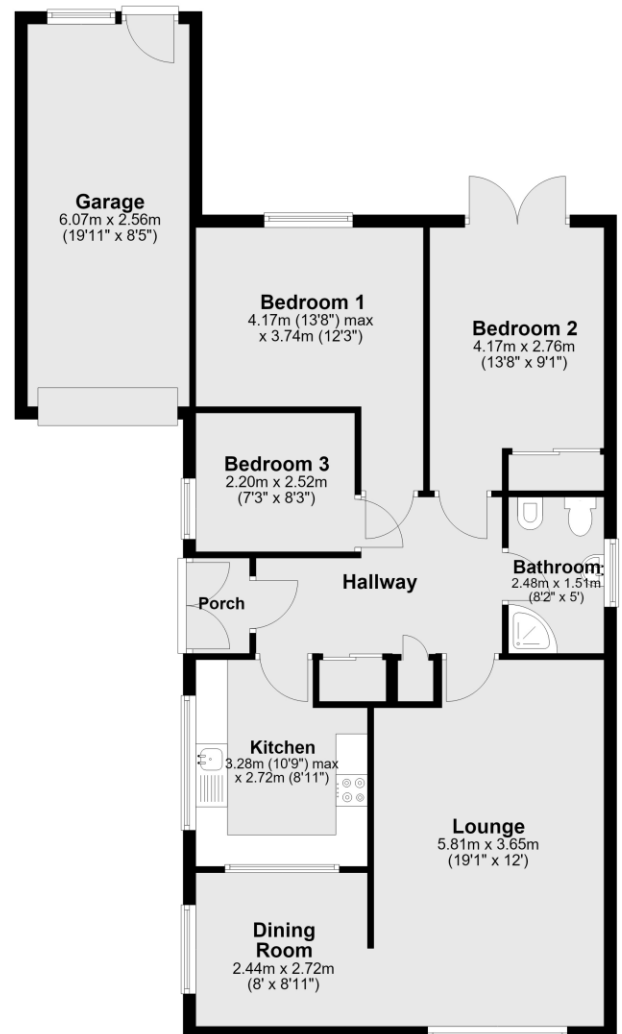
VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

Ground Floor

Approx. 98.1 sq. metres (1055.7 sq. feet)



Total area: approx. 98.1 sq. metres (1055.7 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

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