



**** OPEN TO OFFER *** IDEAL FAMILY HOME *** VILLAGE LOCATION *** CONSERVATORY EXTENSION **
 ** REFURBISHED BATHROOM ****

We have pleasure in marketing this well appointed semi detached family home located in the highly sought after, picturesque village of Heighington where properties are considered in high demand. It will certainly appeal to a variety of buyers including a growing family with the popular Heighington primary school within walking distance, there is also a local shop, post office and two public houses.

There are uPVC double glazed windows, gas central heating and the home is brought to the market with NO ONWARD CHAIN.

GROUND FLOOR

An entrance hall with open spindle balustrade leading to the first floor, useful ground floor w.c. The principal reception room is situated to the front with a bay window flooding the room with natural light. To the rear of the property is a fitted kitchen providing a range of wall and base units, cooker point and cupboard housing the Viessman combi boiler. From the kitchen it leads to a useful conservatory which is fully uPVC double glazed and could be used for formal dining.

FIRST FLOOR

A landing with window to the side elevation and hatch allowing loft access, three bedrooms, two doubles and a single, the master with fitted wardrobes. The stunning refurbished bathroom has a roll top bath, shower cubicle, wash hand basin, w.c and inset lighting.

EXTERNALLY

The property stands on a slightly elevated site with a small garden to the front. Pedestrian side access leading to a small garden to the rear.

**Redworth Road, Heighington Village, DL5
 6PR
 3 Bed - House - Semi-Detached**

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ENTRANCE HALL

GROUND FLOOR CLOAKS/W.C.

LOUNGE

11'7x12' plus bay (3.53mx3.66m plus bay)

KITCHEN

CONSERVATORY

10'9x10'9 (3.28mx3.28m)

FIRST FLOOR LANDING

BEDROOM

11'5x11'6 into wardrobe (3.48mx3.51m into wardrobe)

BEDROOM

10'8x11'9 (3.25mx3.58m)

BEDROOM

7'4x7'8 (2.24mx2.34m)

BATHROOM/W.C.

FRONT ELEVATION

REAR GARDEN



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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Redworth Road



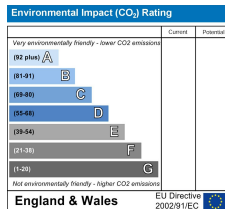
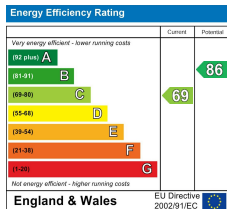
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



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