



## 49 Curtis Drive

Heighington, Lincoln, LN4 1GF

**£239,950**

An extremely well presented three bedroomed detached house situated in this popular village location and within walking distance of the village centre. Outside there are gardens to the front and rear of the property and a driveway providing off road parking and giving access to the attached Single Garage. Internally the property offers living accommodation to briefly comprise of Hallway, WC, Lounge, Kitchen Diner and First Floor Landing leading to three Bedrooms, En-Suite to Master Bedroom and Family Bathroom. Viewing of the property is highly recommended to appreciate the accommodation on offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Upon entering the village of Heighington from Lincoln on Washingborough Road, proceed to the centre of the village and turn right on to Chapel Lane. Proceed along and turn left on to Station Road and then turn right on to Curtis Drive where the property can be located on the left hand side.

**LOCATION**

The charming village of Heighington is situated 4 miles South East of the majestic Cathedral City of Lincoln. Heighington, with its mix of old and new properties, pubs, shops, primary school and a variety of other amenities, proves popular with people searching for a pleasant village to live.



#### HALLWAY

With external door to front elevation, tiled flooring, designer vertical radiator and stairs to the First Floor Landing.

#### WC

With uPVC double glazed window to front elevation, tiled floor, partly tiled walls, suite to comprise of low level WC, vanity wash hand basin and heated towel rail.

#### LOUNGE

14' 6" x 12' 1" (4.42m x 3.68m) With uPVC double glazed window to front elevation, solid wood flooring and radiator.



#### KITCHEN DINER

15' 1" x 11' 7" (4.6m x 3.53m) With uPVC double glazed window to rear elevation, sliding doors to rear elevation, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, integral oven and four ring gas hob with extractor fan over, stainless steel sink unit and drainer, integral dishwasher, space for a fridge freezer, plumbing and space for a washing machine and cupboard housing the gas fired central heating boiler.

#### FIRST FLOOR LANDING

With access to roof void and airing cupboard.



#### BEDROOM 1

11' 7" (max) x 10' 1" (max) (3.53m x 3.07m) With two uPVC double glazed windows to front elevation, built-in wardrobes and drawers and radiator.

#### EN-SUITE

6' 11" (max) x 4' 8" (2.11m x 1.42m) With uPVC double glazed window to front elevation, vinyl flooring, suite to comprise of low level WC, vanity wash hand basin and walk-in shower cubicle, partly tiled walls, heated towel rail and extractor fan.

#### BEDROOM 2

12' 9" (max) x 8' 4" (max) (3.89m x 2.54m) With uPVC double glazed window to rear elevation and radiator.



#### BEDROOM 3

9' 0" x 6' 5" (2.74m x 1.96m) With uPVC double glazed window to rear elevation and radiator.

#### BATHROOM

6' 2" x 5' 5" (1.88m x 1.65m) With uPVC double glazed window to side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath with shower over, partly tiled walls, heated towel rail and extractor fan.



## OUTSIDE

To the front of the property there is a lawned garden with a block paved driveway to the side providing off road parking and giving access to the attached Single Garage. To the rear of the property there is a block paved seating area, lawned garden, a variety of plants, shrubs and trees and a raised decked seating area.

### 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

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

### 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.

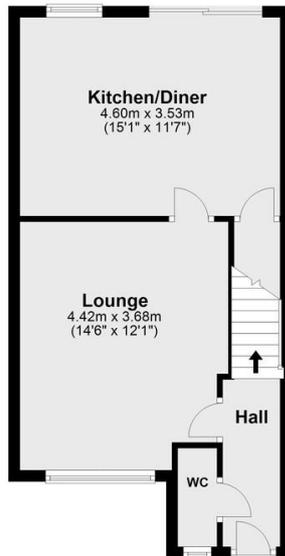
### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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:

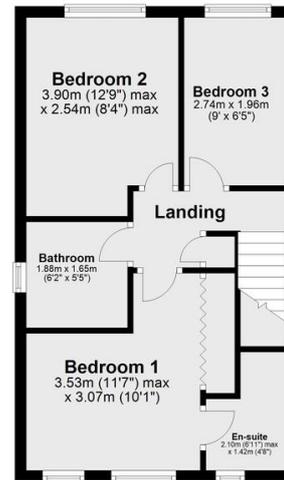
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**Ground Floor**  
Approx. 39.4 sq. metres (424.6 sq. feet)



**First Floor**  
Approx. 29.4 sq. metres (316.5 sq. feet)



Total area: approx. 68.9 sq. metres (741.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents  
Plan produced using PlanUp.

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