



## 68 High Street

Heighington, LN4 1JS

**£325,000**

This is a beautiful example of a Link-Detached Stone Cottage, positioned in this prime location in the popular village of Heighington, just along the High Street. The property has been greatly improved to a very high specification by the current owners and offers internal accommodation to comprise of; Covered Entrance Area leading to a Rear Entrance, Dining Room with decorative fireplace, Modern Fitted Kitchen, Lounge, Garden Room, Ground Floor WC, Stairs rising to First Floor Landing and giving access to a Luxury Bathroom and Three Well-Appointed Bedrooms. Outside there is parking to the front. To the rear of the property, there is a cottage-style planted garden with sheds, greenhouses and a Detached Double Garage accessed via Back Lane.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

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

**DIRECTIONS**

Heading out of Heighington on the High Street, the property is located on the right hand side, just past the Spa Shop.

**LOCATION**

Heighington is situated to the South East of Lincoln City and has a wide range of local amenities including shops, schooling and public houses. For more information about Heighington view our Mundys' Video Guide which can be viewed at:- <http://mundys-uk.com/Buying/Village-Video-Guides/Heighington>



## ACCOMMODATION

### SHARED COVERED ENTRANCE

With door to the front leading to the rear of the property.

### REAR ENTRANCE

4' 6" x 4' 2" (1.39m x 1.29m) With uPVC windows and doors to the rear, tiled flooring and uPVC door to the Dining Room.

### DINING ROOM

16' 2" x 11' 10" (4.94m x 3.63m) With uPVC window to the front, feature iron radiator, wooden flooring, decorative fireplace with mosaic tiled hearth and wooden surround, beams to the ceiling, doors leading to the Lounge, Stairway, Front Hallway and beamed arch to the Kitchen.



### FRONT HALL

With wooden flooring, fitted cupboard, uPVC window to the front and door to WC.

### WC

With wooden flooring, suite to comprise of; WC, wash hand basin, party-tiled walls and radiator.

### KITCHEN

7' 4" x 10' 4" (2.24m x 3.15m) With uPVC window to the rear, wooden flooring, fitted with a range of base units and drawers with work surfaces over, ceramic sink and drainer with mixer tap above, integral oven and four ring gas hob with extractor above, space for dishwasher and automatic washing machine, wall mounted cupboards with complementary tiling below, feature radiator and downlighters.



### LOUNGE

15' 3" x 16' 0" (4.66m x 4.88m) With uPVC window to the front, wooden flooring, log-burner with stone hearth and feature surround, radiator and archway to the Garden Room.

### GARDEN ROOM

10' 4" x 11' 1" (3.15m x 3.38m) With uPVC window and double doors to the rear garden, wooden flooring, wall lights and feature fitted shelving.

### LANDING

With uPVC window to the front with doors to Three Bedrooms, Luxury Family Shower Room and fitted storage area.



### BEDROOM 1

9' 1" x 15' 4" (2.78m x 4.68m) With uPVC window to the rear and a radiator.

### BEDROOM 2

8' 9" x 10' 3" (2.68m x 3.13m) With uPVC window to the rear and a radiator.

### BEDROOM 3

10' 10" x 6' 9" (3.32m x 2.08m) With uPVC window to the front and a radiator.



### FAMILY BATHROOM

8' 4" x 7' 8" (2.55m x 2.34m) With uPVC window to the front, suite to comprise of; WC, wash hand basin, shower, towel radiator and partly-tiled walls.

### OUTSIDE

To the front of the property there are parking areas. To the rear, there is a cottage-style planted garden with a lawned garden, path and flowerbeds, greenhouses and sheds, vegetable plot and a Double Garage which is accessed via Back Lane.

### GARAGE

19' 6" x 19' 4" (5.96m x 5.91m) With one manual door to the front and one electric door to the front, power and lighting, window and door to the rear and security lighting to the rear garden.



### WEBSITE

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Move with Us and Sills 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 Sills & Betteridge then we will receive a fee of £150 irrespective of whether you are a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto 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 generate the appointment.

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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

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Approximate net internal area: 1212.31 ft<sup>2</sup>/ 112.62 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Drawn by: Giraffe2

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