



## 7a High Street

Heighington, Lincoln, LN4 1RG

**£289,950**

A rare opportunity to purchase a detached house situated in the heart of the sought after village of Heighington, South East of the Historic Cathedral and University City of Lincoln. The property is well located in the village centre and has a range of village amenities on its doorstep. The property is surrounded by a walled garden and has a driveway providing off road parking and also giving access to the larger than average Garage. Internally the property is well presented and offers living accommodation to briefly comprise of Entrance Hallway, Lounge, Family Room, Utility Room/WC, Kitchen, Dining Area and First Floor Landing leading to two Bedrooms and a Shower Room. The property was formerly a three Bed roomed property and offers the potential to convert the Main Bedroom back into two Bedrooms.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

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

**DIRECTIONS**

Leaving Lincoln along Canwick Road, turn left where signposted to Heighington. Follow this road into the centre of the village, where you bear right 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.

**ENTRANCE HALLWAY**

With uPVC double glazed external door to front elevation, radiator, stairs to the First Floor Landing and doors leading to the Lounge, Family Room and Kitchen.



#### LOUNGE

15' 4" x 12' 4" (4.67m x 3.76m) With uPVC double glazed window to front elevation, radiator and door to the Dining Area.

#### FAMILY ROOM

15' 6" x 8' 9" (4.72m x 2.67m) With uPVC double glazed external door and window to front elevation, uPVC double glazed window to side elevation, two radiators, storage cupboard and doors to the WC/Utility Room and Kitchen.

#### UTILITY ROOM / WC

8' 9" x 4' 7" (2.67m x 1.4m) With uPVC double glazed window to rear elevation, plumbing and space for a washing machine, base unit with work surface over, low level WC, wash hand basin and radiator.



#### KITCHEN

9' 4" x 9' 0" (2.84m x 2.74m) With uPVC double glazed window to rear elevation, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer, integral NEFF oven and four ring gas hob with extractor fan over, pantry, storage cupboard, radiator and door to the Dining Area.

#### DINING AREA

9' 4" x 9' 4" (2.84m x 2.84m) With uPVC double glazed double doors to the rear elevation, radiator and door to the Lounge.

#### FIRST FLOOR LANDING

With uPVC double glazed window to side elevation, access to roof void and doors leading to two Bedrooms and Shower Room.



#### BEDROOM 1

18' 3" x 12' 4" (5.56m x 3.76m) (Potential to convert back into two Bedrooms). With two uPVC double glazed windows to front elevation, three built-in wardrobes and two radiators.

#### BEDROOM 2

14' 6" x 9' 4" (4.42m x 2.84m) With uPVC double glazed window to rear elevation, built-in wardrobe and radiator.

#### SHOWER ROOM

6' 9" x 5' 5" (2.06m x 1.65m) With uPVC double glazed window to rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and shower cubicle, partly tiled walls, radiator and airing cupboard.



#### OUTSIDE

To the front of the property there are double gates leading to a driveway providing off road parking and giving access to the larger than average Garage. There are also lawned gardens to the front of the property and there is side access which leads to the rear garden which is mainly laid to lawn with a range of plants, shrubs and trees and a courtesy door to the Garage.



**WEBSITE**

Our detailed website show 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**

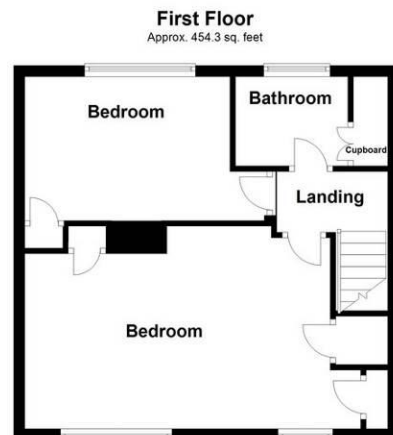
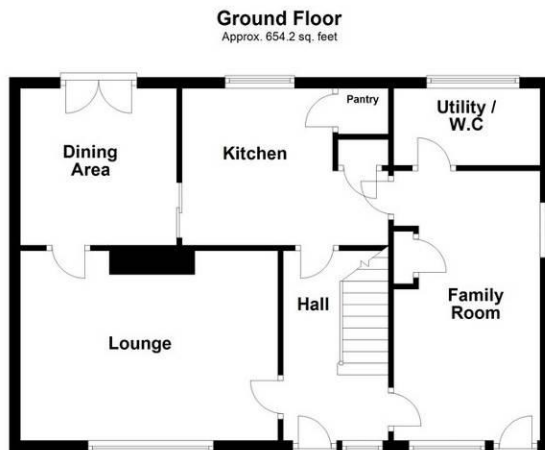
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**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:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 1108.5 sq. feet

29 – 30 Silver Street  
Lincoln  
LN2 1AS

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