



**** LARGE THREE BED FAMILY HOME ** ** FABULOUS ELEVATED SITE ** ** OPEN TO OFFERS ****
**** NO ONWARD CHAIN ** ** MASTER WITH EN-SUITE ****

A rare opportunity has arisen to acquire this stone built detached property with DOUBLE GARAGE located in the highly sought after and picturesque village of Heighington where properties are considered in high demand. It has been extremely well priced in today's market with early viewings highly recommended to appreciate the quality and versatility this home has to offer.

It stands on an elevated position with the majority of the accommodation on one level and in our opinion it will appeal to a variety of buyers including a family or as a retirement opportunity. There are three well dressed bedrooms, the master with en-suite showering facilities including a double shower cubicle. There is a luxurious bathroom which has been refurbished to a high standard with a four piece suite whilst the stunning open plan kitchen through family room conservatory is perfect for the coming and goings of an active family life and ideal for modern day living.

There is gas central heating via a combi boiler (refitted 2019), recently installed alarm system whilst some external windows have also been replaced in 2020.

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

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In brief the accommodation comprises of a spacious entrance hallway giving an excellent first impression accessible via a front door (replaced 2020). The principal reception room overlooking the front with a feature fireplace and gas fire, door to a separate reception room which can be used for formal dining an office or a playroom. The stunning open plan kitchen and family room will certainly not fail to impress with the kitchen providing an excellent range of units with granite work surfaces and integrated electric ceramic hob with chrome chimney style cooker hood, integrated microwave, fridge/freezer and dishwasher. The pleasant open aspect runs through to a conservatory family room which is fully double glazed and allows access to the garden. The three well appointed bedrooms are all in good decorative order, two of which featuring fitted wardrobes, the master with an en-suite comprising of double shower cubicle, wash hand basin, w.c. and chrome towel radiator. The impressive refurbished family bathroom completes the main part of the accommodation with a walk-in double shower cubicle, panelled bath, wash hand basin and w.c., vertical radiator and inset lighting.

Externally there is a small hard surface driveway to the front which leads to the double garage with two electric up and over doors, lighting and power, one of which has a roller door leading to the rear. To the back of the garage there is a useful utility room with further units, laminate work surfaces, stainless steel sink unit, wall mounted Baxi combi boiler and plumbing for an automatic washing machine. A side garden has been laid to lawn and gravelled along with a paved patio area, perfect for relaxing during those warmer months.

ENTRANCE HALLWAY

LOUNGE

13'11x11' (4.24mx3.35m)

DINING ROOM

11'x8'1 (3.35mx2.46m)

OPEN PLAN KITCHEN CONSERVATORY

BEDROOM

13'3x9'6 (4.04mx2.90m)

EN-SUITE

BEDROOM

13'1x8'6 (3.99mx2.59m)

BEDROOM

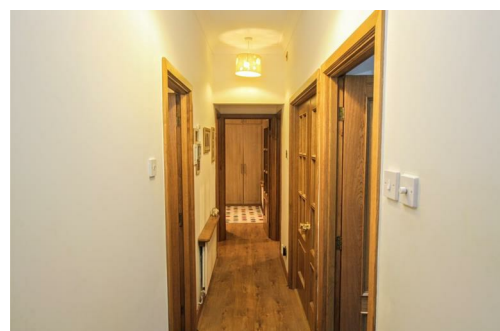
9'10x9'11 (3.00mx3.02m)

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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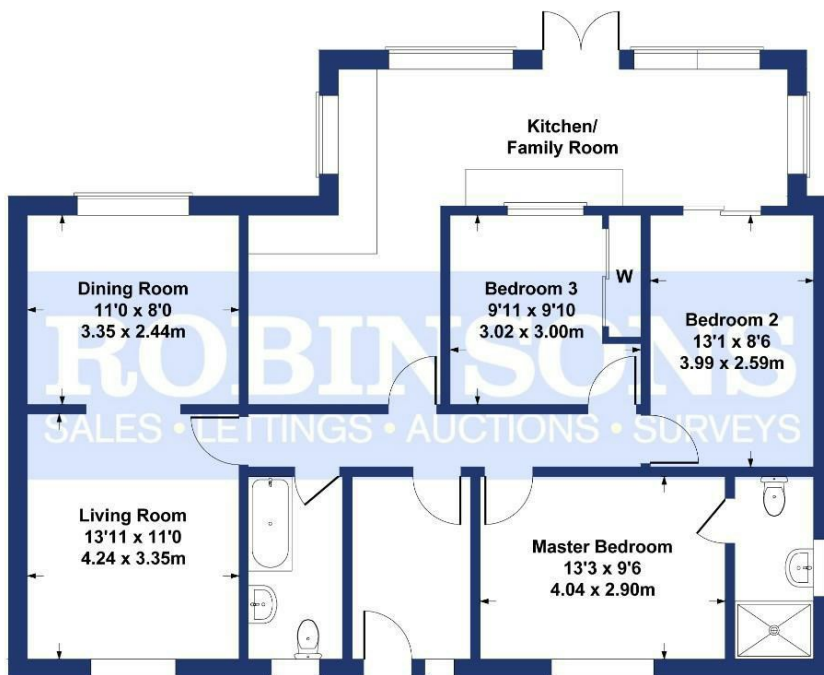
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

1A Redworth Road

Approximate Gross Internal Area
1124 sq ft - 104 sq m



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. 2020

| Energy Efficiency Rating | |
|---|---------------------------|
| Very energy efficient - lower running costs | Current: 74 Potential: 87 |
| A (92-100) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (49-54) | |
| F (39-48) | |
| G (21-38) | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|---------------------------|
| Very environmentally friendly - lower CO ₂ emissions | Current: 74 Potential: 87 |
| A (91-91) | |
| B (81-88) | |
| C (69-80) | |
| D (55-68) | |
| E (49-54) | |
| F (39-48) | |
| G (21-38) | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |

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