



** STUNNING TWO/THREE BED DETACHED BUNGALOW ** ** SOUGHT AFTER HEIGHINGTON VILLAGE **

** STUNNING KITCHEN AND BATHROOM ** ** LARGE GARAGE ** ** CONSERVATORY **

** OPEN PLAN LIVING ROOM ** ** MASTER WITH EN-SUITE SHOWER ROOM **

Bungalows of this nature and location are considered in high demand and we anticipate this to be no exception with early viewings highly recommended to avoid disappointment but, also to appreciate this luxurious home. It has been significantly improved by the present owners to an extremely high standard with luxurious kitchen and bathroom facilities, multi fuel stove to the living and sumptuous interior design throughout. An 'Ideal' Logic comb boiler was installed (2013) and double glazed Starlight windows were installed throughout (2014). New fascias, soffits and guttering were also installed by Starlight Windows in 2017 (10 year guarantee from date of installation).

One can walk for miles and enjoy scenic beauty or simply relax and unwind in the 'Everest' conservatory with Sprandrel roof enjoying views over the wrap around garden. The one and a half sized garage has useful loft storage, electric up and over sectional door and a useful utility area. It is also accessible from the study which could also be used as an occasional bedroom or small snug.

Hall Lane, Heighington Village, DL5 6PS
2 Bed - Bungalow - Detached
Offers In The Region Of £260,000

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In brief the accommodation comprises of a light and airy hallway giving an excellent first impression, large through lounge/diner perfect to maximise on family time with a stunning inglenook fireplace with multi fuel stove and French doors through to the uPVC double glazed conservatory. A Woodstone Interiors bespoke kitchen has been installed providing a quality range of units with work surfaces incorporating a 'Franke' composite sink with mixer tap, 'Gorenje' induction hob with extractor hood, built-in 'Neff' oven and microwave and a 'Gorenje' slimline integrated dishwasher. There are two main double bedrooms, the master with recently refitted en-suite including a double shower cubicle, vanity wash hand basin and w.c., chrome towel radiator. The second bedroom has fitted wardrobes. The family bathroom has also been recently refitted by 'Woodstone Interiors' with a panelled bath, wash hand basin set in a vanity unit and w.c.

Off the lounge/diner there is a versatile study which could also be used as an occasional bedroom which allows access to the garage which means it is possible to reach cars under cover, a feature not to be underestimated during those colder months.

Externally there are mature wrap around gardens with patio, borders and pond. It has a sense of privacy which is so often sought but, not often found.

ENTRANCE HALLWAY

DINING AREA

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



LOUNGE AREA

15'3x11'5 (4.65mx3.48m)



CONSERVATORY

11'5x9' (3.48mx2.74m)

KITCHEN

14'3x8'4 (4.34mx2.54m)

STUDY BEDROOM/THREE
12'4x6'6 (3.76mx1.98m)



MASTER BEDROOM

11'3x9'8 (3.43mx2.95m)

EN-SUITE

BEDROOM TWO

12'5 x 9'8 into wardrobes (3.78m x 2.95m into wardrobes)



BATHROOM/W.C.

8'4x7'3 (2.54mx2.21m)

FRONT ELEVATION

REAR GARDEN

GARAGE/UTILITY AREA

12'5x15'3 (3.78mx4.65m)



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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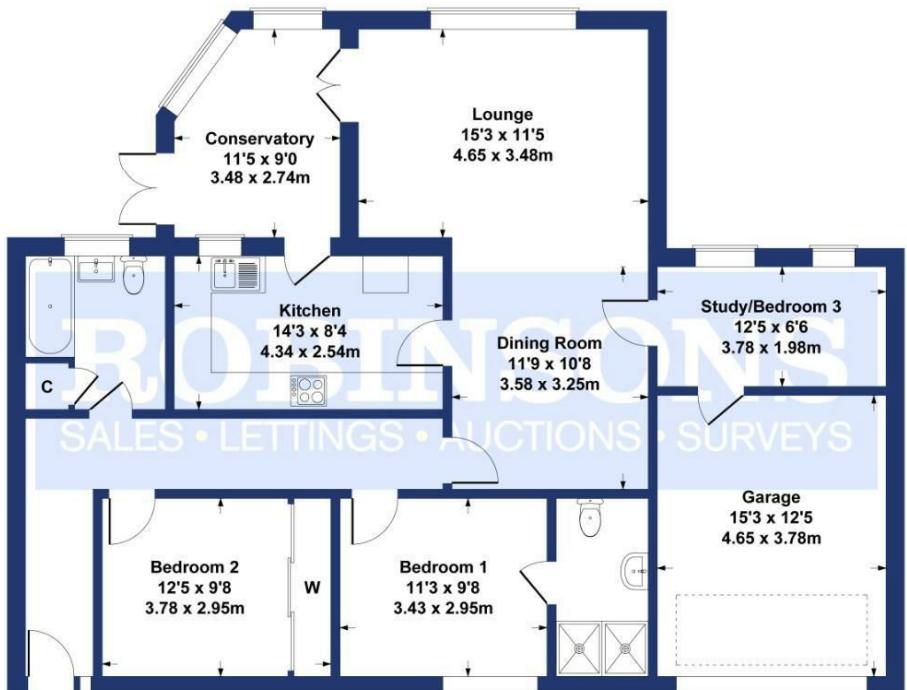
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hall Lane
Approximate Gross Internal Area
1371 sq ft - 127 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(70-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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