



Station Road, Heighington Lincoln LN4 1QH

welcome to

Station Road, Heighington Lincoln

A spacious four-bedroom detached bungalow occupying a generous plot in the highly sought-after village of Heighington. Offering versatile living accommodation, ample off-road parking, a private rear garden, and no onward chain, this superb family home must be viewed to be fully appreciated.





Entrance Porch

Entrance Hall

Bedroom One

En-Suite

Bedroom Two

En-Suite

Bedroom Three

Bedroom Four

Bedroom Five

Main Bathroom

Kitchen

Dining Room

Sitting Room

Living Room

Utility Room

Total floor area 186.1 m² (2,003 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Station Road, Heighington Lincoln

- FOUR-BEDROOM DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN
- SOUGHT-AFTER VILLAGE LOCATION OF HEIGHINGTON
- EXCELLENT PLOT WITH LARGE FRONTAGE OFFERING AMPLE OFF-ROAD PARKING
- NICELY SET BACK FROM STATION ROAD
- OPEN-PLAN KITCHEN/DINER WITH ISLAND

Tenure: Freehold EPC Rating: C
Council Tax Band: B



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR124515



Property Ref:
LCR124515 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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