

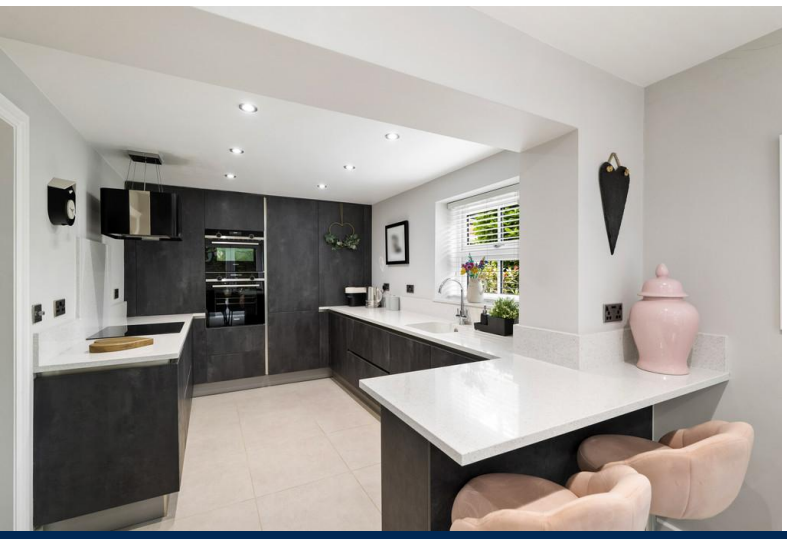
Middle Oak, Blacksmiths Lane,

Heighington, LN4 1JT

£450,000

Book a Viewing!

Tucked away in a secluded position close to the heart of the picturesque and highly sought after village of Heighington, this beautiful Character Cottage has been comprehensively renovated to an exceptional standard, seamlessly blending period charm with contemporary style. Beautifully presented throughout, the spacious accommodation begins with a welcoming entrance hall leading to a comfortable lounge, cosy snug and a stunning refitted breakfast kitchen which flows effortlessly into the dining room. A practical utility room and cloakroom/WC complete the ground floor. To the first floor, the generous landing provides access to three well proportioned double bedrooms, a versatile study and a beautifully appointed refitted family bathroom. Outside, the property enjoys delightful mature gardens and a block paved driveway providing ample off-street parking, together with a double garage. The fully enclosed rear garden offers a private and peaceful retreat, featuring generous seating areas, ideal for relaxing and enjoying the tranquil surroundings. A viewing is highly recommended to fully appreciate the quality, character and enviable village setting of this exceptional family home.





Middle Oak, Blacksmiths Lane, Heighington, LN4 1JT







LOCATION
The charming village of Heighington is situated 4 miles South-East of the historic Cathedral City of Lincoln. Heighington benefits from a mix of old and new properties, The Butcher and Beast and The Turks Head public houses, a coffee shop, Spar convenience store, a primary school, takeaways, hairdressers and a variety of other amenities.

ACCOMMODATION

ENTRANCE HALL
A spacious and welcoming entrance hall featuring a staircase rising to the first floor, a useful understairs storage cupboard, wood effect laminate flooring, radiator and spotlights.

LOUNGE
14' 11" x 11' 5" (4.56m x 3.49m) With a feature decorative gas burner (not currently connected), double glazed window to the rear aspect, wood effect laminate flooring and radiator.



SNUG
11' 8" x 10' 2" (3.58m x 3.12m) With double glazed window to the front aspect, wood effect laminate flooring and radiator.

KITCHEN
11' 5" x 8' 7" (3.49m x 2.63m) Refitted with a stylish range of base units with work surfaces over and full height storage cupboards, undermount sink with mixer tap over, integrated fridge freezer and dishwasher, eye level electric oven and microwave oven, induction hob with contemporary extractor fan over, breakfast bar, tiled flooring, spotlights and double glazed window to the side aspect.



DINING ROOM
11' 5" x 11' 3" (3.50m x 3.44m) With double glazed French doors to the rear garden, double glazed window to the side aspect, tiled flooring, two stylish tall radiators and spotlights.

UTILITY ROOM
7' 5" x 5' 6" (2.28m x 1.69m) Featuring full height storage cupboards, space for washing machine and tumble dryer, tiled flooring and double glazed window to the rear aspect.

CLOAKROOM/WC
With close coupled WC, wash hand basin, chrome towel radiator, part tiled walls and tiled flooring.



FIRST FLOOR LANDING
With double glazed window to the front aspect and radiator.

BEDROOM 1
13' 4" x 11' 4" (4.08m x 3.46m) With double glazed window to the rear aspect and radiator.

BEDROOM 2
11' 10" x 10' 2" (3.61m x 3.11m) With double glazed window to the front aspect and radiator.

BEDROOM 3
11' 3" x 9' 3" (3.44m x 2.83m) With radiator and double glazed windows to the side and rear aspects.



STUDY
6' 5" x 5' 4" (1.97m x 1.63m) With radiator.

BATHROOM
10' 8" x 10' 2" (3.27m x 3.10m) Fitted with a stylish five piece suite comprising of panelled bath, walk-in shower cubicle, close coupled WC and twin wash hand basins, tiled walls and flooring, spotlights, towel radiator and two double glazed windows to the side aspect.









GARAGE
20' 3" x 14' 10" (6.18m x 4.54m) With up-and-over door to the front, side personnel door, inspection pit, electric vehicle charge point, light and power.

OUTSIDE
Occupying a tucked away position down a quiet lane close to the heart of the village of Heighington, the property enjoys a peaceful setting. A block paved driveway provides off-street parking for multiple vehicles and access to the double garage. To the rear, the fully enclosed garden offers a private and tranquil retreat, being predominantly laid to lawn with a generous patio seating area, gravelled sections mature shrubs and flowerbeds.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

WEBSITE
Our detailed website shows 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

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
https://www.mundys.net/referrals/

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. Mundys 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 Mundys 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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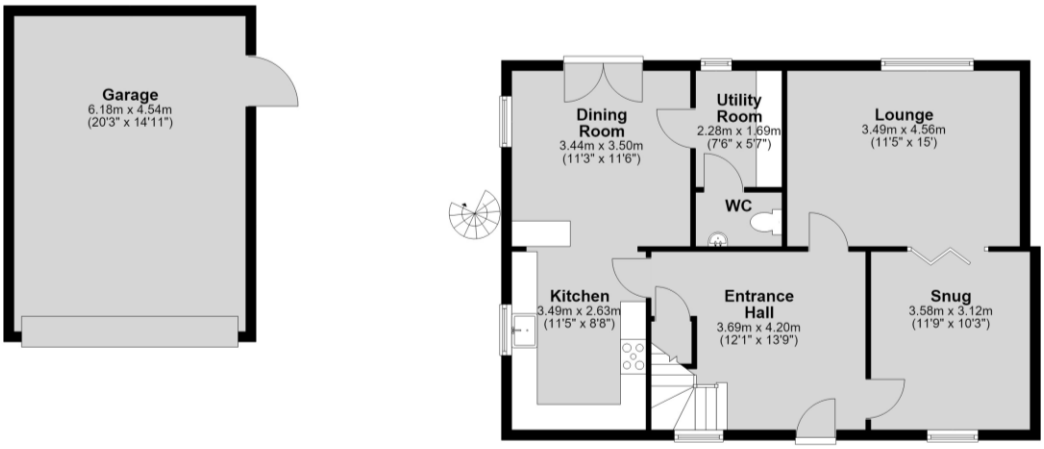






Ground Floor

Approx. 100.2 sq. metres (1078.2 sq. feet)



First Floor

Approx. 59.1 sq. metres (636.3 sq. feet)
(excluding Balcony)



Total area: approx. 159.3 sq. metres (1714.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman