



6 Julia Road
Heighington, Lincoln. LN4 1QX

BELL
ROBERT BELL & COMPANY

6 Julia Road, Heighington



This a very well presented semi-detached bungalow offering two good sized bedrooms, a south facing enclosed rear garden, off street parking and a garage. Refurbished in the last 12months both internally and externally, this property is located in the popular residential area of Heighington village, which is well served from a bus route serving neighbouring villages and onto Lincoln city centre.

Heighington provides a good range of local amenities which includes a well-respected primary school, doctor's surgery, supermarket, butchers, pharmacy and Post Office and 2 public houses. The historic City of Lincoln lies only three and a half miles away and there is easy access to the Lincoln Eastern Bypass providing links to the east, north, and west of the city.

ACCOMMODATION

Entrance Hall with uPVC obscure double glazed leaded light style front entrance door, built-in cloaks cupboard (also containing the heating & hot water gas fired boiler), access to part-boarded roof space, wood style laminate flooring, and radiator.

Lounge Diner [11'11" x 12'8" (3.63m x 3.86m)] having a very bright southerly outlook over the rear garden from the sliding patio doors; TV point; coving and radiator.

Kitchen [11' 7" x 7' 5" (3.53m x 2.26m)] has a range of fitted base, drawer and wall units, laminate work surface areas with stainless steel 1.5 bowl sink unit inset and room for washing machine and dishwasher below. The window looks out over the enclosed rear garden; The work surfaces extend around the adjoining walls providing further drawer and cupboard space, a brushed steel feature Belling oven and 4 ring gas hob, a extractor hood and at one end is space for a fridge/freezer to be inset.





There are tiled splash backs to all work surface areas, coving, tiled floor and radiator and uPVC double glazed panelled rear entrance door to garden.

Bathroom [8'1" x 6'5" (2.46m x 1.95m) narrowing in part to 2'11" (0.89m)] furnished in a contemporary standard comprising; corner shower cubicle with shower fitting; pedestal wash hand basin and low-level WC. Ceramic tiling to all walls to at least dado rail height, ceiling coving, tiled floor, soft touch illuminated toiletry mirror above wash basin, radiator and extractor vent.

Bedroom 1 [12' 9" x 12' (3.88m x 3.65m)] with a view over the front garden and Julia Road; coving and radiator.

Bedroom 2 [9'7" x 8'2" (2.92m x 2.49m)] with a view over the front garden and Julia Road; coving and radiator.

OUTSIDE

The bungalow is approached across either a pathway to front door or via the rear side gate entrance. The driveway provides ample off road parking for visitors as well as access to the **Semi-detached Garage** [16'2" x 8'11" (4.92m x 2.72m)] with up and over door, light fitting and power points. There is a small front garden which is predominantly laid to lawn with accompanying flowerbed/border in part.

From the driveway, there is gated access through to the well enclosed rear garden which benefits from having a favourable southerly aspect. There is a large paved patio area adjoining the rear elevation of the bungalow onto which the door of the kitchen and the sliding patio doors of the lounge diner opens. The garden has been very pleasantly landscaped with a good size area of lawn, new garden wood shed, and well stocked flowerbeds/shrub borders. Exterior patio security light fitting and an outside water tap.

Note: The postcode will come up as Washingborough – title register is Heighington.

North Kesteven District Council – Tax band: B

ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

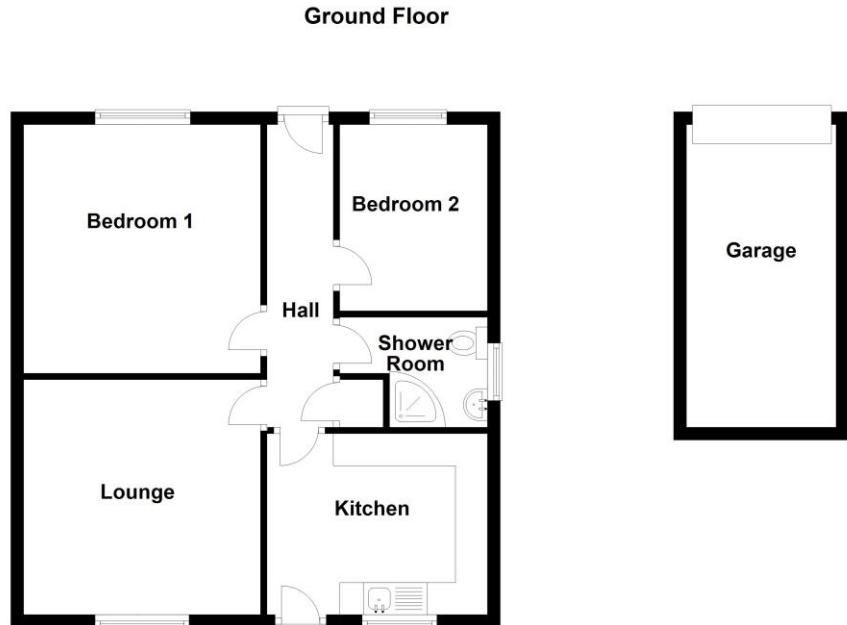
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Plan produced using PlanUp.



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