

01522 504304

1 Mint Lane, Lincoln, LN1 1UD

jhwalter.co.uk



19 Stevenson Close, Heighington, Lincoln, LN4 1GP

£150,000



- ▶ Semi-detached
- ▶ Corner position
- ▶ Good local amenities
- ▶ Off street parking and garage
- ▶ No onward chain





DESCRIPTION

A two bedroom semi-detached property situated in the popular village of Heighington. The property will suit a first time buyer or a buy to let investor. Accommodation briefly comprises of a lounge, Kitchen/diner to the ground floor with two bedrooms and bathroom to the first floor. Outside offers gardens to front rear and side elevations as well as a gravel driveway and single garage.

DIRECTIONS

Entering the village of Heighington on Washingborough Road follow the road round until you reach the bus stop. Turn right onto Merrycock Lane which leads into Mill lane and then turn right onto Station Road. Continue past the playing fields and then turn right onto Curtis Drive and finally left into Stevenson close where the property is found in the rear corner.

ACCOMMODATION

Front door to

Hallway

With single radiator, stairs to first floor, door to;

Lounge 4.12m x 3.86m

Double glazed casement window to front elevation, double radiator, gas fire, door to;

Kitchen/Diner 3.85m x 3.03m

Double glazed casement window to rear elevation, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine, built in oven, four ring gas hob with extractor over, single radiator, part tiled walls, Baxi boiler, door to rear garden.

First floor

Bedroom One 3.87m x 2.53m

Double glazed casement window to rear elevation, single radiator.

Bedroom Two 3.85m max x 2.61m

Double glazed casement window to front elevation, single radiator, built-in airing cupboard housing hot water tank.

Bathroom 1.95 m x 1.87 m

Double glazed casement window to side elevation, three piece suite comprising panelled bath with shower over, pedestal wash basin, mid flush WC, part tiled walls, extractor fan, single radiator.

Landing

With loft access.

Outside

The front elevation offers a small lawned area, gravel driveway, single garage with up and over door, power and light. The rear and side elevation is mainly laid to lawn with walled and fenced boundaries.

SERVICES

We understand the property benefits from Gas central heating, mains electric, water and drains.

TENURE

Freehold with vacant possession

COUNCIL TAX

Band B

VIEWING

Viewings will commence based on government advice due to the Covid-19 restrictions on movement. Please call 01522 504360 to register your interest in the property with our agency team.

BUYER IDENTITY CHECK

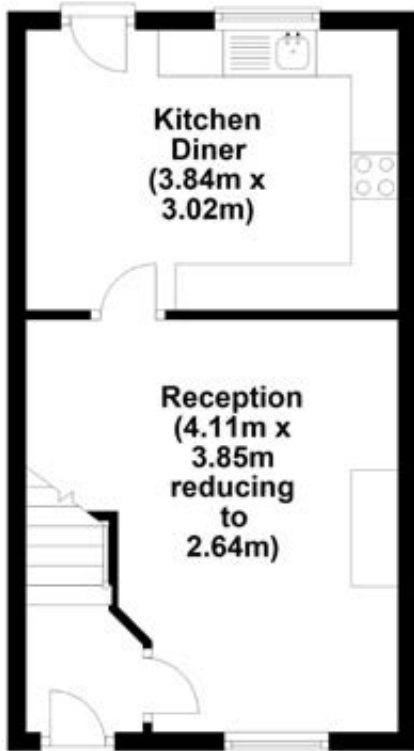
Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

AGENT

Simon Smith or James Mulhall
01522 504304
info@jhwalter.co.uk

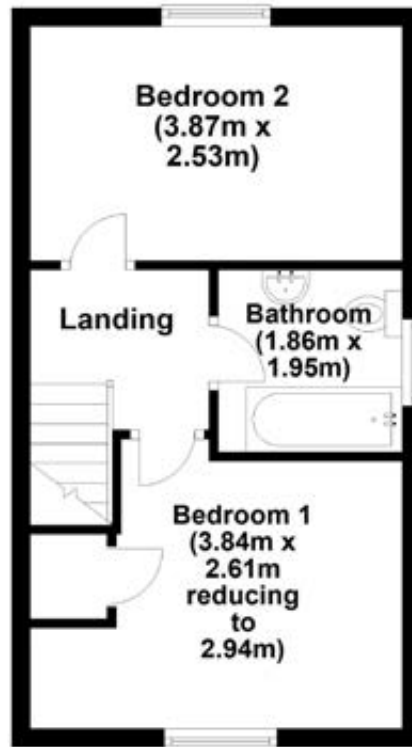
Ground Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



Total area: approx. 60.7 sq. metres (653.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using PlanUp.



Energy Performance Certificate

19 Stevenson Close, Heighington, LINCOLN, LN4 4GP

Drawn by: **Self-assessed** Date of assessment: **19 May 2020** Reference number: **1000-1023-1000-0249-1238** Type of assessment: **Self-assessed**

Date of certificate: **19 May 2020** Total floor area: **60.7 sq. m**

[View this document \(0\)](#)

Estimated energy costs of dwelling for 3 years

Cost 3 years you could save: **£ 3,879**

Category	Current rating	Potential rating	Estimated future savings
Lighting	F (300 over 3 years)	F (100 over 3 years)	£ 3,879
Heating	G (1,500 over 3 years)	F (1,100 over 3 years)	£ 0.00
Hot water	F (500 over 3 years)	F (100 over 3 years)	£ 0.00
Total (7 items)	F (2,000)	F (1,100)	£ 3,879

Energy efficiency rating

Current rating: **F** Potential rating: **F**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The underlying rating shows the effect on underlying fuel requirements of energy saving measures.

The average energy efficiency rating for a dwelling in England and Wales is shown in orange. The top 10% of dwellings (those with the lowest energy bills) are shown in red. The bottom 10% of dwellings (those with the highest energy bills) are shown in yellow.

Top actions you can take to save money and make your home more efficient

Recommended measure	Estimated cost	Typical savings over 3 years
Priority measures	£40 - £200	£ 20
Low energy lighting for all fixed sockets	£0 - £10	£ 100
Energy efficient showerheads and taps	£10 - £30	£ 20

Information for a further 10 measures can be found at: [www.gov.uk/energy-efficiency](#)

Energy efficiency is the amount of energy used to provide services such as lighting, heating and hot water. It is measured as a number from 1 to 100. A higher number indicates a more energy efficient home. The energy efficiency rating is based on the energy consumption of the building. The energy efficiency rating is based on the energy consumption of the building. The energy efficiency rating is based on the energy consumption of the building.

Need to know more??
Give one of the team a call on
01522 504304
or pop in for a chat and a cuppa



Money talks...
Whilst we are not here to sell mortgages, if you would like to have some free, fully independent mortgage advice we know a man who can!



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