



45 Washingborough Road
Heighington, Lincoln, Lincolnshire, LN4 1QW

£575,000

4 Bedroom Detached House

- Freehold
- high-specification Detached home
- Bay Fronted Detached Home
- 4 Large Bedrooms
- Family Bathroom & En-Suite
- Open Plan Living
- Highly Sought After Village
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 45 Washingborough Road, Heighington, Lincoln, Lincolnshire, LN4 1QW](#)



Overview

Pygott & Crone are delighted to present this impressive, high-specification detached home perfectly positioned in the desirable village of Heighington, this beautifully refurbished and extended property offers a well-designed & versatile living space.

The property will feature a spacious open-plan kitchen and dining area complete with a central island, ideal for entertaining. Bi-fold doors open out to the rear garden, creating a seamless flow between indoor and outdoor living. A walk-in pantry and a separate utility room provide practical touches for modern family life. The generous lounge offers a welcoming space to relax and unwind, finished to a high standard throughout.



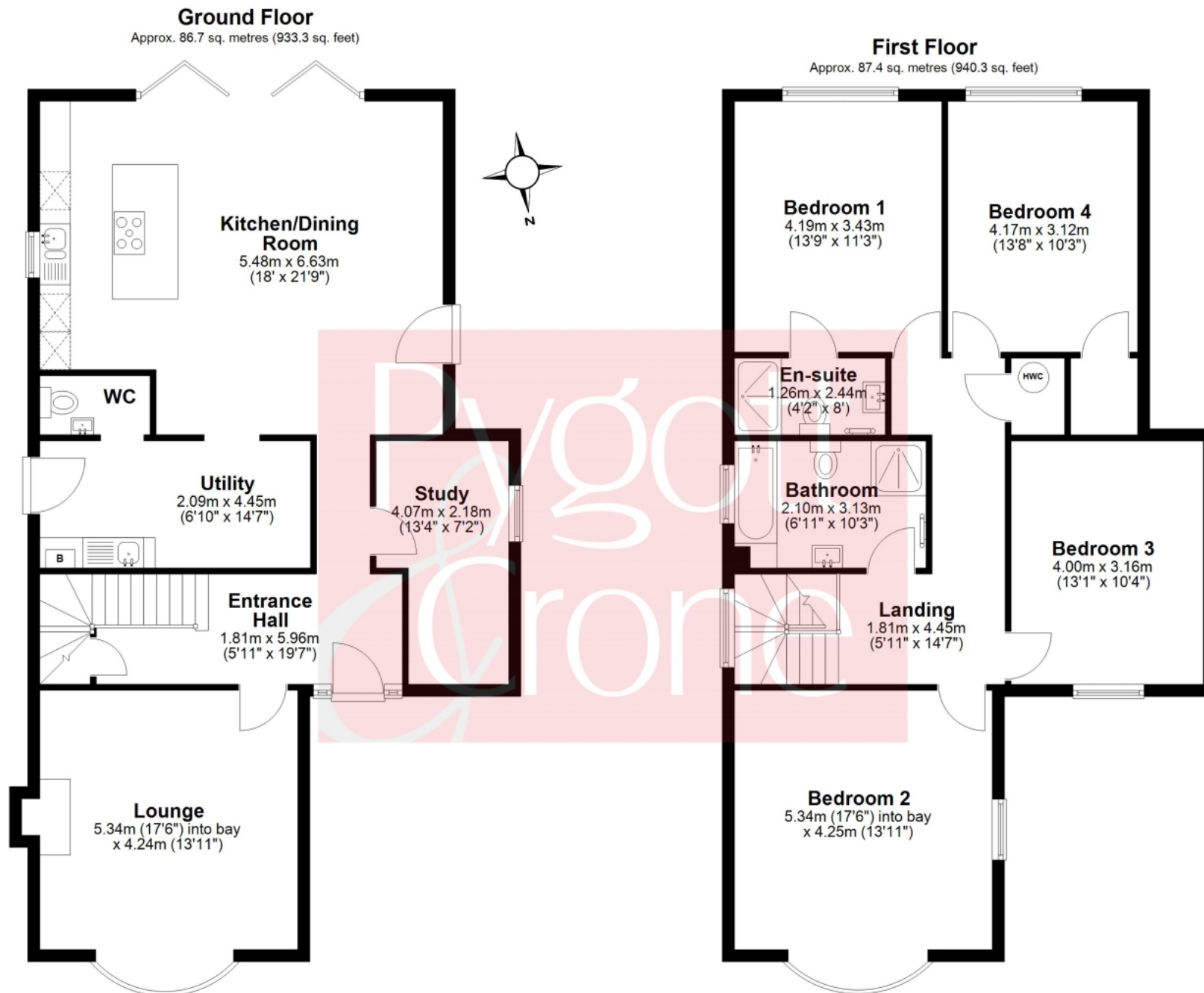
Upstairs, there are four larger-than-average bedrooms, including a luxurious main bedroom with en-suite and all further bedrooms benefiting from ample space and natural light.

The home is finished with uPVC double glazing and gas central heating, ensuring comfort and efficiency. Located within easy reach of local shops, restaurants and cafés, Heighington is a popular village offering the best of both rural charm and everyday convenience.

Early viewing is highly recommended to fully appreciate the quality, space and location. The home is finished with uPVC double glazing and gas central heating, ensuring comfort and efficiency. Located within easy reach of local shops, restaurants and cafés, Heighington is a popular village offering the best of both rural charm and everyday convenience. Early viewing is highly recommended to fully appreciate the quality, space and location of this exceptional home.







Total area: approx. 174.1 sq. metres (1873.6 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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is on the market with our Lincoln branch

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