



## 27 Church View Heighington DL5 6PN

- 3 Bedroom Cottage
- Excellent Transport Links
- NO ONWARD CHAIN
- 2 Reception Rooms
- Desirable Village Location
- VIEWING ESSENTIAL

**Offers In The Region Of £179,950**

# 27 Church View, Heighington

Rea Estates welcome to the sales market this delightful Three Bedroom Cottage, standing in the centre of the village, close to the Green.

In 2006 Heighington, was judged from amongst 11 other villages around the UK to be the BBC's 'Perfect Village' Heighington provides a broad range of amenities including a Primary School, which was rate "outstanding" by Ofsted, public houses, a village hall, Spar shop, take away food outlet and a doctors surgery.

The A68, A66, and A1M are all within easy reach, providing excellent transport links to neighbouring towns and major commercial centres of the North East.

The sizable property which has been extended to the rear by the current vendor, retains a number of original features with sash windows, cast iron fireplaces and stripped wood internal doors.

Warmed via Gas Central Heating the internal layout briefly comprises, Entrance Vestibule, Hallway with staircase rising to the first floor, Lounge, separate Dining Room and Fitted Kitchen.

To the first floor there is a Family Bathroom and two Double Bedrooms.

A staircase rises to a recently converted loft space, providing a well proportioned Master Bedroom with En-Suite facilities.

Externally to the rear of the house there is an enclosed courtyard with gated access.

In our opinion this lovely property, which is offered for sale with no onward chain should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

## Ground Floor

### Entrance Vestibule

With glazed door opening to:

### Hallway

Corbelled arch, staircase rising to the first floor, central heating radiator in decorative cover and laminate flooring.

Doors to:

### Lounge:

**17'02 x 11'04 (5.23m x 3.45m) including bay and chimney breast**

A lovely room with walk in bay window to the front elevation, allowing lots of natural light to flood the room, picture rail, feature fire surround housing a log burning stove, television aerial point and central heating radiator.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

**Dining Room:****11'4 x 10'07 (3.45m x 3.23m)**

Providing ample space for a family size table and chairs. Picture rail, window to the rear elevation, central heating radiator, laminate flooring and door to kitchen.

**Kitchen:****16'09 x 6'06 (5.11m x 1.98m)**

Extended by the current vendor, the kitchen is fitted with a range of base and wall units, complimentary work surfaces and tiled splash backs over Belfast sink unit. Integrated Bosch gas hob, eye level Belling double oven, space and plumbing for automatic washing machine and dishwasher. Recessed ceiling lights, skylight, two central heating radiators, two windows and external door opening to the side elevation.

**First Floor Landing**

Spindle balustrade and staircase rising to the second floor. Doors to:

**Bathroom**

Comprising, mains fed shower over free standing slipper bath, low level w/c and wash hand basin inset to vanity unit. Window to the side elevation, central heating radiator in decorative cover and tiled flooring.



### **Bedroom Two:**

**15'1 x 14'7 (4.60m x 4.45m) including chimney breast**

A well proportioned bedroom situated to the front of the house, providing space for a king sized bed and a range of free standing furniture. Feature cast iron fireplace, built in storage cupboard, central heating radiator and original stripped floor boards.



### **Second Floor**

**Master Bedroom: 14'06 max x 10'06 (4.42m x 3.20m)**

A welcome addition to the property with two Velux windows, recessed spot lights, storage cupboards and central heating radiator.



### **En-Suite**

Fitted with a quadrant shower enclosure and combination vanity unit with w/c and wash hand basin. Velux window and chrome heated towel rail.



### **Bedroom Three:**

**11'6 x 7'11 (3.50m x 2.40m) including chimney breast**

A second double bedroom with window to the rear elevation, cast iron fireplace and central heating radiator.

### **Externally**

To the rear of the property there is an enclosed courtyard with gated access to the rear.

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