



**Plot 14 Bembridge Close, Heckington,  
Sleaford, NG34 9XP**



Book a Viewing!

**£630,000**

This stunning 5-bedroom home is located at the front of the development and features a striking traditional design. A grand solid oak porch, set on traditional dwarf walls, shelters the front door, which opens into an entrance hall with a solid oak staircase and spindles. To the right, there is a 4m x 3m study, ideal for home working and spacious enough for two desks. On the left, a 35ft (over 10m) living room includes a central inglenook fireplace with a log burner and 3.8m aluminium bifold doors that open onto a large, private rear garden. Double doors connect this space to the kitchen-diner, which includes a central island and breakfast bar. Adjacent to the kitchen is a utility room, a separate pantry/storage room, a ground-floor WC and access to the rear garden. Upstairs, the galleried landing leads to five generously sized double bedrooms. Bedroom two is particularly spacious at 5.7m x 3.8m (18.5ft x 12.5ft) and includes an ensuite and a wardrobe alcove. The fully tiled 4-piece family bathroom is conveniently located nearby. The master bedroom is also large and features a 3-piece ensuite with a vanity sink, fitted toilet and a walk-in shower with both rainfall and handheld fixtures.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – F.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **ABOUT THIS DEVELOPMENT**

Bembridge Close is a premium development of executive family homes situated on the edge of the village in the quiet and scenic Burton Road area of Heckington. Residents benefit from open countryside views while remaining within easy reach of the village's amenities.

The development showcases a careful blend of traditional and modern design elements. Key features include stone-walled boundaries, arched windows, double-height glass frontages, wrought iron fencing, stone sills, arched window headers, clay pantile roofs, and a variety of rustic brick finishes.



## SPECIFICATION

### External Features:

Each property includes an electric car charging point and an electric sectional folding garage door. External lighting consists of automatic PIR and switch-controlled brushed chrome up-and-down lights. Gardens are finished with Indian Natural Stone paving and turf to both the front and rear. Roads and driveways are constructed from permeable tegula block paving for a high-quality finish.

### Lighting & Connectivity:

Properties feature a mix of LED spotlights and pendant lights, along with a direct full-fibre broadband connection to support home working. Alarm systems are installed as standard, with the option to add cameras at an additional cost.

### Internal Features:

Homes are finished to a high standard, with oak internal doors, rear garden bifold doors, wood-effect double-glazed windows in country cream. Underfloor heating is provided throughout the ground floor, with radiators on the first floor.

### Flooring:

Entrance halls, kitchen-diners, utility rooms, and wet rooms are fitted with premium ceramic tiles. Bedrooms and study areas are carpeted.

### Bathrooms:

Modern bathrooms include large, low-profile shower trays with rainfall and handheld showerheads.

### Kitchen:

Kitchens are bespoke, all with integrated appliances. Detached homes feature luxurious quartz worktops for a premium finish.

## SERVICE CHARGE

Bembridge Close is a private road and there will be a yearly management charge of circa £180 per annum to cover maintenance.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

## LOCATION

Welcome to Heckington, a village situated between Sleaford and Swineshead Bridge. Highly regarded as a desirable place to live, Heckington appeals to both local and out-of-area buyers due to its excellent amenities, proximity to Sleaford and Boston, and scenic countryside views. The village offers a variety of facilities, including a primary school, doctors' surgery, CO-OP Foodstore, independent shops, takeaway restaurants, a chemist, dentist, veterinary clinic, and two well-frequented pubs. It is also known for its rich history, highlighted by its unique 8-sailed working windmill and microbrewery, the only one of its kind in Europe.



Located just off the A17, Heckington provides convenient access to the market towns of Sleaford and Boston, as well as Lincoln, Newark, Grantham, Spalding, and Bourne. The A1 and intercity rail services to London Kings Cross are available from Grantham or Newark.

For the exact location please use the What3words code:  
 ///menswear.requests.worm  
<https://what3words.com/menswear.requests.worm>

## ACCOMMODATION

ENTRANCE HALL - 19' 0" x 9' 1" (5.79m x 2.77m)

KITCHEN/DINER - 20' 11" x 15' 5" (6.38m x 4.7m)

UTILITY ROOM - 11' 7" x 12' 6" (3.53m x 3.81m)

WC - 6' 8" x 4' 4" (2.03m x 1.32m)

LOUNGE - 34' 9" x 18' 6" (10.59m x 5.64m)

STUDY - 13' 7" x 9' 3" (4.14m x 2.82m)

LANDING

BEDROOM 1 - 15' 2" x 12' 2" (4.62m x 3.71m)

EN-SUITE - 8' 4" x 2' 11" (2.54m x 0.89m)

BEDROOM 2 - 15' 3" x 11' 6" (4.65m x 3.51m)

BEDROOM 3 - 9' 4" x 5' 7" (2.84m x 1.7m)

BEDROOM 4 - 13' 6" x 13' 3" (4.11m x 4.04m)

BEDROOM 5 - 13' 5" x 11' 3" (4.09m x 3.43m)

FAMILY BATHROOM - 13' 4" x 8' 0" (4.06m x 2.44m)

### 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 [mun dys.net](http://mun dys.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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### 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

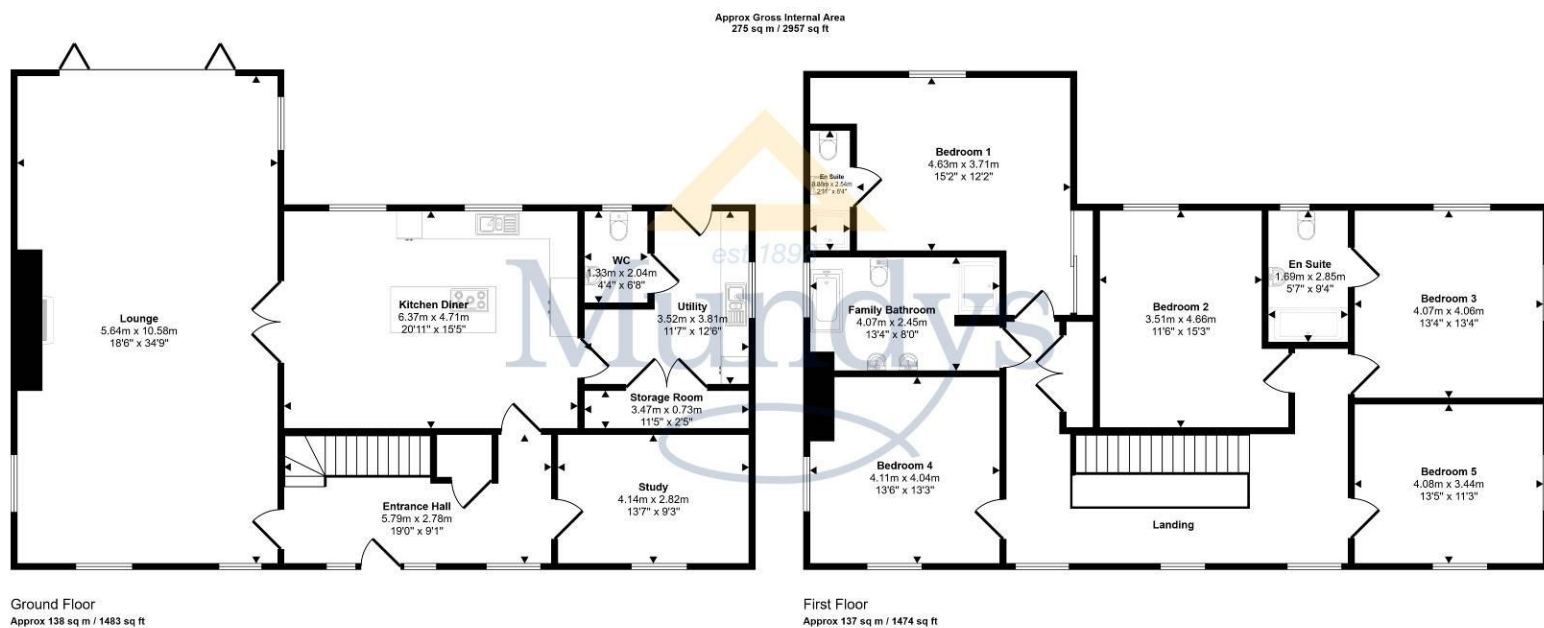
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**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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