



## 47 Godson Avenue

Heckington, Sleaford, NG34 9SB



Book a Viewing!

**£350,000**

A spacious 3 bedroom detached bungalow located within the sought after village of Heckington and just a short walk of the village centre and local amenities. The property is situated on a desirable corner plot with generous sized garden to the rear as well as a garden to the front and a driveway providing off road parking, which also gives access to an attached double garage. Internally the property offers living accommodation briefly comprising of a Hallway, Lounge, Dining Room, Kitchen, Utility Room, three Bedrooms, Bathroom and a Jack and Jill Shower Room which connects Bedroom three and the Hallway. The property is being sold with No Onward Chain.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

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

**TENURE** - Freehold.

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

#### **LOCATION**

The village of Heckington 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.



#### HALLWAY

With UPVC double glazed external door, two radiators, access to the roof void, storage cupboard and airing cupboard housing the hot water cylinder.

#### LOUNGE

17' 4" x 12' 1" (5.28m x 3.68m) With UPVC double glazed window, radiator and a fire surround with hearth and inset gas fire.

#### DINING ROOM

12' 8" x 12' 1" (3.86m x 3.68m) With UPVC double glazed sliding doors and radiator.



#### KITCHEN

12' 8" x 9' 2" (3.86m x 2.79m) With UPVC double glazed window, vinyl flooring, fitted with a range of wall, base and drawer units with work surfaces over and tiled splashbacks, integral double oven, four ring gas hob with extractor fan over, integrated fridge and dishwasher, 1½ sink and drainer unit with mixer tap and radiator.

#### UTILITY ROOM

10' 3" x 5' (3.12m x 1.52m) With UPVC double glazed external door, vinyl flooring, fitted with a range of base units with work surfaces over, tiled splashbacks, stainless steel sink and drainer unit, space and plumbing for washing machine and tumble dryer, integrated freezer, radiator, extractor fan and a wall mounted gas fired central heating boiler.



#### BEDROOM 1

12' 8" x 8' 7" (3.86m x 2.62m) With UPVC double glazed window, built in wardrobe and radiator.

#### BEDROOM 2

12' 0" x 10' 10" (3.66m x 3.3m) With UPVC double glazed window, built in wardrobe and radiator.

#### BEDROOM 3

10' 9" x 9' 5" (3.28m x 2.87m) With UPVC double glazed window, radiator and access into the Jack and Jill Shower Room, which connects to the Entrance Hallway.



#### JACK AND JILL SHOWER ROOM

10' 9" x 3' 10" (3.28m x 1.17m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, walk in shower, partly tiled walls, radiator and extractor fan.

#### BATHROOM

12' 8" x 7' 5" (3.86m x 2.26m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath, walk in shower, partly tiled walls, radiator and extractor fan.





## OUTSIDE

To the front of the property there is a lawned garden with a block paved driveway providing off road parking, which also gives access to the attached double garage. To the rear of the property there are further lawned gardens with a paved seating area.

### 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 [mundys.net](http://mundys.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, Bird & 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, J Walter and Calum Lyman 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

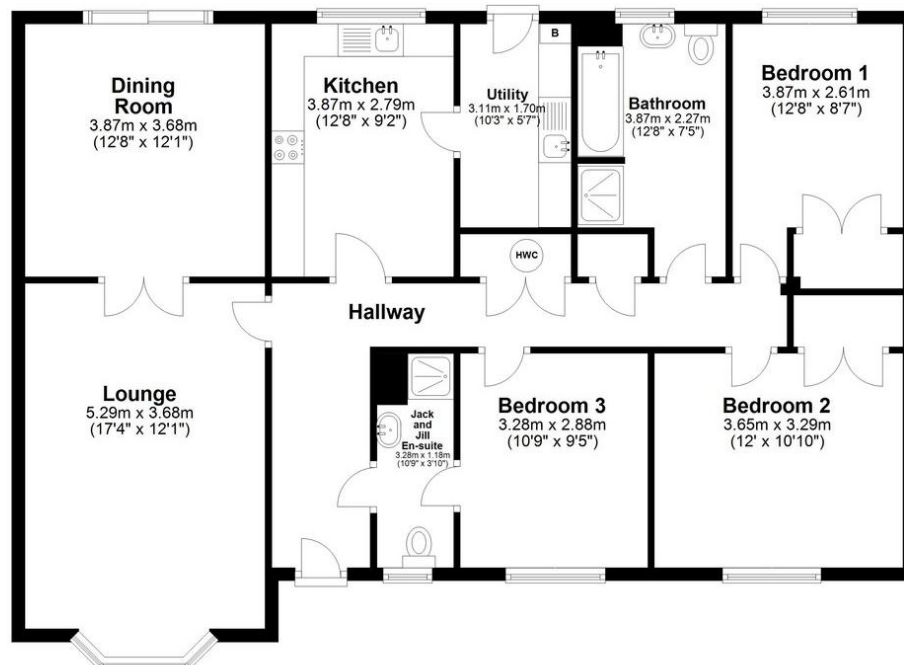
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Total area: approx. 115.2 sq. metres (1240.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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