

***MULBERRY WALK  
HECKINGTON NG34 9GW***



**£450,000**

*A superbly presented and well maintained Four Bedroom Detached Executive Family Home located within this popular village, tucked away in a quiet cul-de-sac and with much larger than average gardens as situated on a generous corner plot. The property is offered to the market with No Forward Chain and benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Large Entrance Hall, 19'9 Lounge, Dining Room, 18'6 Breakfast Kitchen, Utility Room, Cloakroom, Snug, Galleried Landing, Large Master Bedroom with built-in wardrobe and Large En-Suite off, Three Further Good Sized Bedrooms and Family Bathroom. Outside, a block paved drive provides parking for a number of vehicles and approaches the Attached Garage and the rear garden is South facing and provides a particularly spacious and private retreat. In order to fully appreciate the space, condition and location of this property, viewing is strongly recommended.*

**Location:**

Heckington is a popular village located off the A17, Sleaford to Boston Road and has amenities to cater for most day to day needs including school, Doctor's surgery, chemist, Post Office, shops and banking facilities and good rail connections to Sleaford, Boston, Nottingham, Grantham and Lincoln.

**Directions:**

Travelling from Sleaford on the A17 towards Boston, turn right towards the village of Heckington and proceed along Sleaford Road into the village. Take the first turning on the left into Oak Way and turn right into Godson Avenue. Take the next turning on the left into Mulberry Walk and bear to the right where the property is located at the head of the cul-de-sac.

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A part glazed timber door provides access to the **Entrance Hall 4.67m (15'4") x 2.97m (9'9")** having understairs storage cupboard, smoke alarm, coved ceiling and radiator.



**Lounge: 6.02m (19'9") x 3.91m (12'10")**

Having living flame effect gas fire with surround, bay window, coved ceiling, dado rail, two radiators and sliding patio doors to the rear garden.



**Dining Room: 3.51m (11'6") x 2.84m (9'4")**

Having coved ceiling, radiator and sliding patio doors to the rear garden.



**Breakfast Kitchen: 5.64m (18'6") x 3.12m (10'3")**

Having a range of matching wall and base units with worktop over, 1½ bowl inset ceramic sink with mixer tap, double eye level electric oven, inset four ring gas hob with cooker hood over, tiled splashbacks, breakfast bar, counter lighting, pan drawers, tiled floor, coved ceiling and radiator.



**Utility Room: 1.96m (6'5") x 1.80m (5'11")**

Having base unit with worktop over, single drainer sink with pillar taps, space and plumbing for washing machine, space for under counter fridge, tiled splashbacks, wall mounted central heating boiler, coved ceiling, extractor fan, radiator and rear entrance door.



**Cloakroom:**

Being half tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, coved ceiling and radiator.



**Snug: 3.81m (12'6") x 2.18m (7'2")**

Having loft access, coved ceiling and radiator.





Stairs from the hall provide access to the **First Floor Galleried Landing 4.70m (15'5") x 3.05m (10'0")** having store cupboard, airing cupboard and loft access.



**Bedroom 1: 3.89m (12'9") x 3.23m (10'7")**

Having double built-in wardrobe, further store cupboard, coved ceiling and radiator.



**En-Suite: 2.82m (9'3") x 1.73m (5'8")**

Having close coupled w.c, pedestal hand washbasin with pillar taps, shower cubicle with mains fed unit, coved ceiling, extractor fan and radiator.



**Bedroom 2: 3.51m (11'6") x 2.87m (9'5")**

Having coved ceiling and radiator.



**Bedroom 3: 3.12m (10'3") x 2.54m (8'4")**

Having coved ceiling and radiator

**Bedroom 4: 3.05m (10'0") x 3.12m (10'3")**

Having coved ceiling and radiator.

**Family Bathroom: 2.95m (9'8") x 1.96m (6'5")**

*Having concealed cistern w.c, vanity hand washbasin with pillar taps, corner shower cubicle with mains fed unit, coved ceiling, shaver point, tiled splashbacks and radiator.*



**Outside:**

*An extensive block paved drive provides **Off Road Parking** for a minimum of four vehicles and approaches the **Attached Garage 5.61m (18'5") x 4.70m (15'5")** having electric up and over door, power, lighting, loft storage and personal door to the rear garden. The remainder of the front garden is laid to lawn with a variety of mature hedges and trees to offer a high degree of privacy. A timber gate provides access to the **South Facing Rear Garden** which is predominantly laid to lawn with a patio area running the full width of the property, two seating areas, well stocked borders with a combination of flowers, hedging and trees, a paved path providing access to the rear entrance door and continuing behind the garage to a large store area with **Two Storage Sheds**. The rear garden is fully enclosed by timber fencing and a cold water tap is fitted.*



*Driveway*

*Council Tax Band E.*

GROUND FLOOR  
1162 sq.ft. (108.0 sq.m.) approx.

1ST FLOOR  
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 1929 sq.ft. (179.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note:

*These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

*Fixtures & Fittings:* Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

*Money Laundering Regulations 2003:* We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

*Reference 04/09/23*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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