

***POTESGRAVE WAY,
HECKINGTON, NG34 9UD***



£250,000

A spacious and well maintained Three Bedroom Detached Bungalow located within walking distance of the centre of this popular village and offered to the market with No Forward Chain. The well appointed accommodation benefits from Gas Central Heating and Double Glazing and comprises Entrance Hall, Cloakroom, Lounge with bow window, Dining Room, Kitchen, Three Bedrooms with built-in wardrobes to the master bedroom and Shower Room. Outside there is a drive providing parking for approximately two vehicles which leads to the Single Detached Garage with an attractive front garden. To the rear, the garden is fully enclosed and particularly private as not being overlooked and to appreciate the standard of accommodation available, 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 Heckington and proceed into Sleaford Road. Take the second turning on the left into Potesgrave Way and the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having coved ceiling, smoke alarm, loft access, airing cupboard and radiator.

Cloakroom:

Having close coupled w.c, floating hand washbasin with pillar taps, coved ceiling and radiator.

Lounge: 3.84m (12'7") x 3.53m (11'7") max

Having bow window, electric fire with surround, coved ceiling, radiator and an arch providing access to the:

Dining Room: 2.84m (9'4") x 2.34m (7'8")

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

Kitchen: 2.92m (9'7") x 2.69m (8'10")

Having matching wall and base units with worktop over, single drainer composite sink with mixer tap, space and plumbing for washing machine, space for fridge freezer, space for electric cooker, coved ceiling, radiator, wall mounted gas central heating boiler and rear entrance door.

Bedroom 1: 4.17m (13'8") x 2.92m (9'7") max

Having full length built-in wardrobe with sliding mirror doors, coved ceiling and radiator.

Bedroom 2: 2.92m (9'7") x 2.67m (8'9")

Having coved ceiling and radiator

Bedroom 3: 2.92m (9'7") x 2.08m (6'10")

Having coved ceiling and radiator.

Shower Room:

Being fully tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, corner shower cubicle with mains fed unit, coved ceiling, extractor fan and radiator.

Outside:

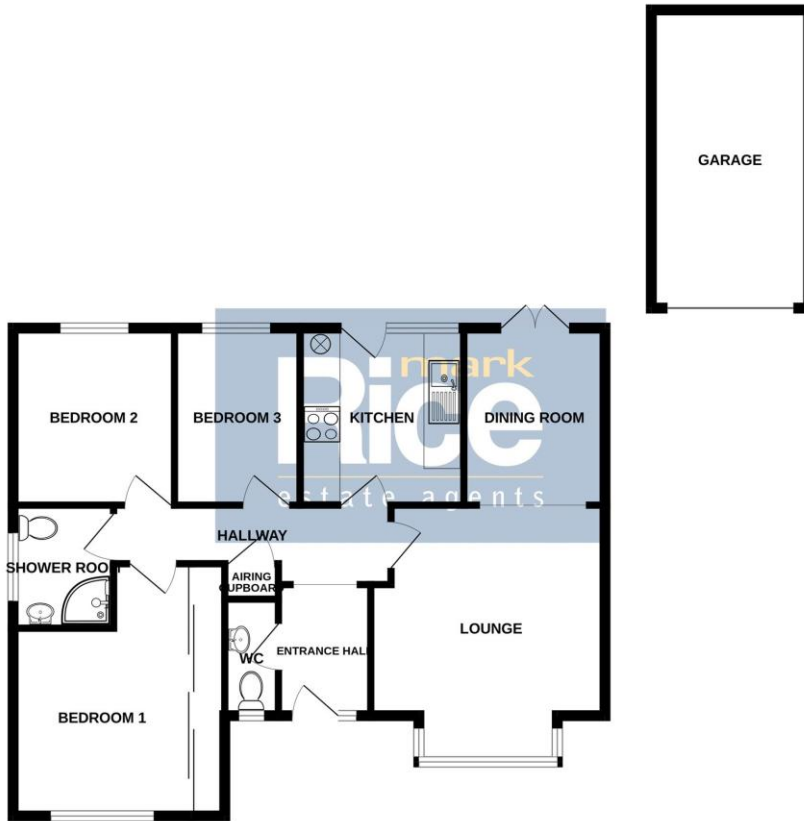
A tandem gravelled drive provides Parking for approximately two vehicles and approaches the **Detached Garage 4.93m (16'2") x 2.59m (8'6")** having manual up and over door, light and power points and loft storage. The remainder of the front garden is laid to lawn with a variety of mature trees, shrubs and hedging with a block paved path leading to the front door. A timber gate provides access to the **Rear Garden** having a block paved patio

**Lounge****Dining Room****Kitchen****Bedroom 1****Bedroom 2**

area and path and being laid predominantly to lawn with a number of well stocked borders, side storage area and an outside light is fitted. A timber shed is included and the garden is enclosed by timber fencing.

Council Tax Band B.

GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 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.
Made with Metropix ©2023



Bedroom 3



Shower Room



Rear Garden



Further Aspect

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 22/11/23

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**