

***POCKLINGTON WAY,
HECKINGTON, NG34 9UJ***



£250,000

Located at the head of this popular cul-de-sac with views to the rear over open fields, a Three Bedroom Detached House with an Attached Garage, and a much larger than average rear garden. The property is situated on a larger than average plot and could be extended to provide further living space, subject to the necessary permissions. Benefitting from Gas Central Heating and Double Glazing, the full accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms and Shower Room. Outside a drive provides Off Road Parking for several vehicles whilst the rear garden is a particular feature with a large lawn area overlooking surrounding fields and, as such, viewing is highly 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. Once in the centre of the village, continue past the village green and at the crossroads, turn right into Station Road. Continue over the level crossing and turn left into Pocklington Way. The property is located at the head of the cul-de-sac.

An entrance door provides access to the Hall having thermostat, radiator and coved ceiling.

Lounge: 4.39m (14'5") x 3.48m (11'5") narrowing to 3.00m (9'10")
Having box bay window, radiator, two wall light points, understairs storage area and an arch providing access to the:

Dining Room: 2.67m (8'9") x 2.06m (6'9")
Having radiator, French doors to the rear garden and coved ceiling.

Kitchen: 2.77m (9'1") x 2.26m (7'5")
Being refitted and having a range of wall and base units, worktop, inset sink with monobloc tap, plumbing for washing machine, inset gas hob, cooker hood, built-in oven, gas combination boiler and rear entrance door.

Stairs from the hall provide access to the **First Floor Landing** having linen cupboard and loft access.

Bedroom 1: 3.35m (11'0") (to wardrobe doors) x 2.54m (8'4")
Having double and single built-in wardrobes and radiator.

Bedroom 2: 3.28m (10'9") x 2.34m (7'8") narrowing to 2.54m (8'4")
Having built-in double wardrobe and radiator.

Bedroom 3: 2.24m (7'4") x 1.98m (6'6")
Having radiator.

Shower Room:

Being half tiled and having separate corner shower cubicle with mains fed shower, low level w.c, pedestal hand washbasin with mixer tap and white towel radiator.

Outside:

An extensive block paved drive provides **Off Road Parking** for a number of vehicles and the **Attached Garage** 4.72m (15'6") x 2.49m (8'2") has an electric roller door, power points, and lighting. The remainder of the front garden is laid to lawn with a decorative gravelled border for ease of maintenance, and a timber gate provides access to the Extensive Rear Garden which is laid to lawn with a large patio area divided by railway



Lounge



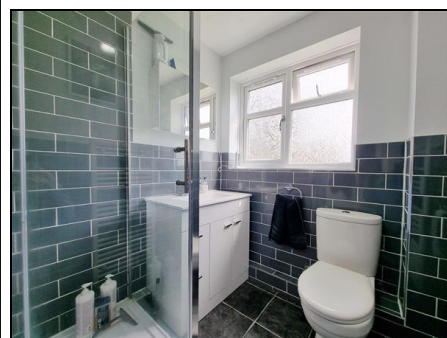
Kitchen



Bedroom 1



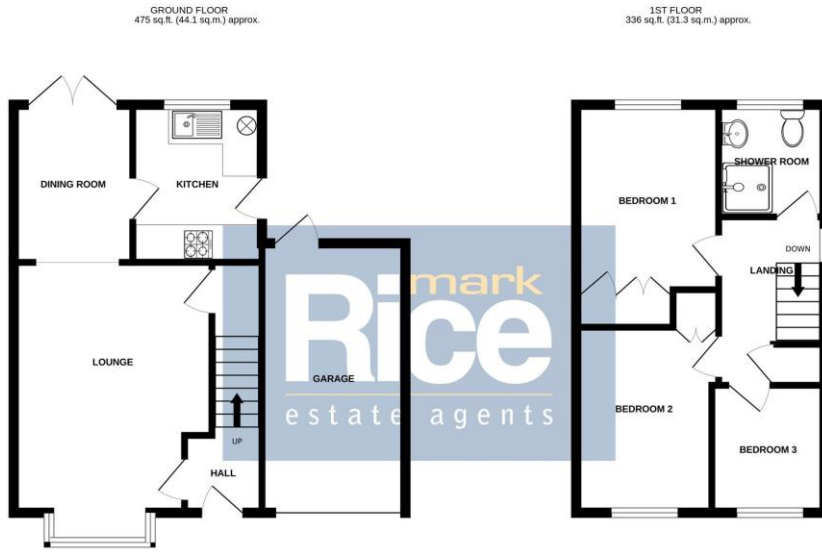
Bedroom 2



Shower Room

sleepers. A large **Summer House** and **Timber Shed** are included and a cold water tap and 13amp power point are fitted.

Council Tax Band B.



TOTAL FLOOR AREA: 811 sq.ft. (75.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures 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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Rear Garden



Further Aspect



Further Aspect



View

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Agent's 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 15/05/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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