

***HUBBARD CLOSE,
HECKINGTON, NG34 9UT***



£275,000

Located in a quiet cul-de-sac within this popular village and offered to the market with No Forward Chain, a spacious and well maintained Three Bedroom Detached House with a particularly private and fully enclosed Rear Garden. The property benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Lounge with bay window, Dining Room, Conservatory, Breakfast Kitchen, Utility Room, Cloakroom, Master Bedroom with En-Suite, Two Further Bedrooms and Family Bathroom. To the front, a drive provides Off Road Parking and approaches the Integral Garage and the rear garden is a good size.

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. Proceed into the village and take the first turning on the left into Oak Way. Turn right into Godson Avenue and take the second turning on the left into Hubbard Close. 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 and radiator.

Lounge: 4.75m (15'7") x 4.29m (14'1")

Having bay window, feature electric fire with surround, understairs store cupboard, coved ceiling, two radiators and an arch providing access to the:

Dining Room: 3.20m (10'6") x 2.74m (9'0")

Having coved ceiling, radiator and French doors providing access to the:

Conservatory: 3.40m (11'2") x 2.79m (9'2")

Having French doors to the rear garden.

Breakfast Kitchen: 3.17m (10'5") x 3.12m (10'3")

Having a range of matching wall and base units with worktop over, single drainer composite sink with mixer tap, integrated electric Neff oven, four ring gas hob with matching unit cooker hood over, space for fridge freezer, coved ceiling and radiator.

Utility Room: 1.98m (6'6") x 1.57m (5'2")

Having base unit with worktop over, single drainer inset sink with pillar taps, space and plumbing for washing machine, space and plumbing for dishwasher, wall mounted combination boiler, coved ceiling, radiator and side entrance door.

Cloakroom:

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

Stairs from the hall provide access to the First Floor Landing having smoke alarm.

Bedroom 1: 3.84m (12'7") x 3.12m (10'3")

Having coved ceiling and radiator.

En-Suite:

Being half tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, shower cubicle with mains fed shower, extractor fan and radiator.



Lounge



Breakfast Kitchen



Conservatory



Breakfast Kitchen



Bedroom 1

Bedroom 2: 4.19m (13'9") x 3.10m (10'2") max
Having radiator.

Bedroom 3: 3.25m (10'8") x 2.06m (6'9")
Having radiator.

Bathroom

Being half tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps, airing cupboard, extractor fan and radiator.

Outside:

A tandem drive provides **Off Road Parking** and approaches the **Integral Garage 5.33m (17'6") x 2.49m (8'2")** having manual up and over door, power points, lighting and a side personal door. The remainder of the front garden is laid mostly to lawn with several decorative hedges and trees, with a paved path leading to the front door. A further path leads to a timber gate which provide access to the **Rear Garden** which is laid mostly to lawn with a good sized patio area, well stocked borders and a cold water tap is fitted. A timber Summer House is included.

Council Tax Band C.



TOTAL FLOOR AREA: 1220 sq.ft. (113.3 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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En-Suite



Bedroom 2



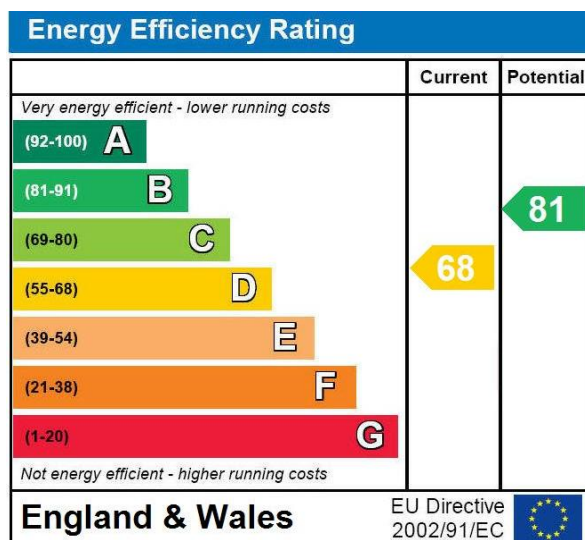
Bathroom



Rear Garden



Further Aspect



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 01/06/2024

Viewing Strictly by Appointment With Mark Rice Estate Agents
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