

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



New Price £170,000

A modern Two Bedroom Semi Detached House, located in this popular village and which is ideally suited for a first time buyer or investor. Offered to the market with No Forward Chain, the property benefits from Gas Central Heating and Double Glazing as well as Off Road Parking for several vehicles and a good sized rear garden. The full accommodation comprises Lounge with bay window, Kitchen, Conservatory, Two Bedrooms, one with built-in wardrobes, and Family Bathroom.

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. Continue to the centre of the village and at the crossroads turn right into Station Road. Proceed over the level crossings and turn left into Pocklington Way where the property is located on the right hand side.

A part glazed double glazed door provides access to the:

Lounge: 4.32m (14'2") x 3.35m (11'0")

Having bay window, dado rail and radiator. An arch provides access to the:

Kitchen: 3.35m (11'0") x 2.46m (8'1")

Having a range of matching wall and base units with worktop over, single drainer inset sink with monobloc tap, tiled splashbacks, space and plumbing for washing machine, space for under counter fridge, smoke alarm and radiator. A door provides access to the:

Conservatory: 2.90m (9'6") x 2.62m (8'7")

Being of uPVC construction and having power and French doors to the rear garden.

Stairs provide access to the **First Floor Landing** having airing cupboard housing the boiler, further storage cupboard, loft access and smoke alarm.

Bedroom 1: 2.79m (9'2") x 2.46m (8'1")

Having built-in wardrobes and radiator.

Bedroom 2: 2.49m (8'2") x 1.83m (6'0")

Having radiator.

Bathroom:

Having low level w.c, pedestal hand washbasin with mixer tap, panelled bath with shower attachment, tiled splashbacks, radiator and extractor fan.

Outside:

A gravelled drive provides **Ample Parking** to the front of the property whilst the remainder of the front garden is laid to lawn with mature hedging. A timber gate provides access to the **South Facing Rear Garden** which is fully enclosed by timber fencing with a good sized patio area, lawn, Timber Shed and a cold water tap is fitted. An electric charging point is also fitted.

Council Tax Band A.



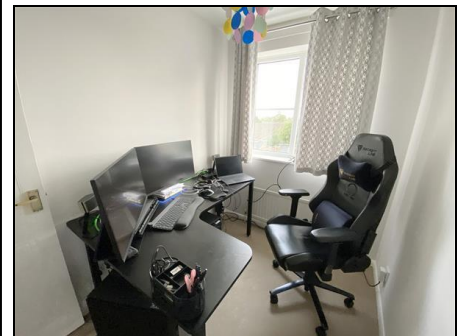
Lounge



Kitchen



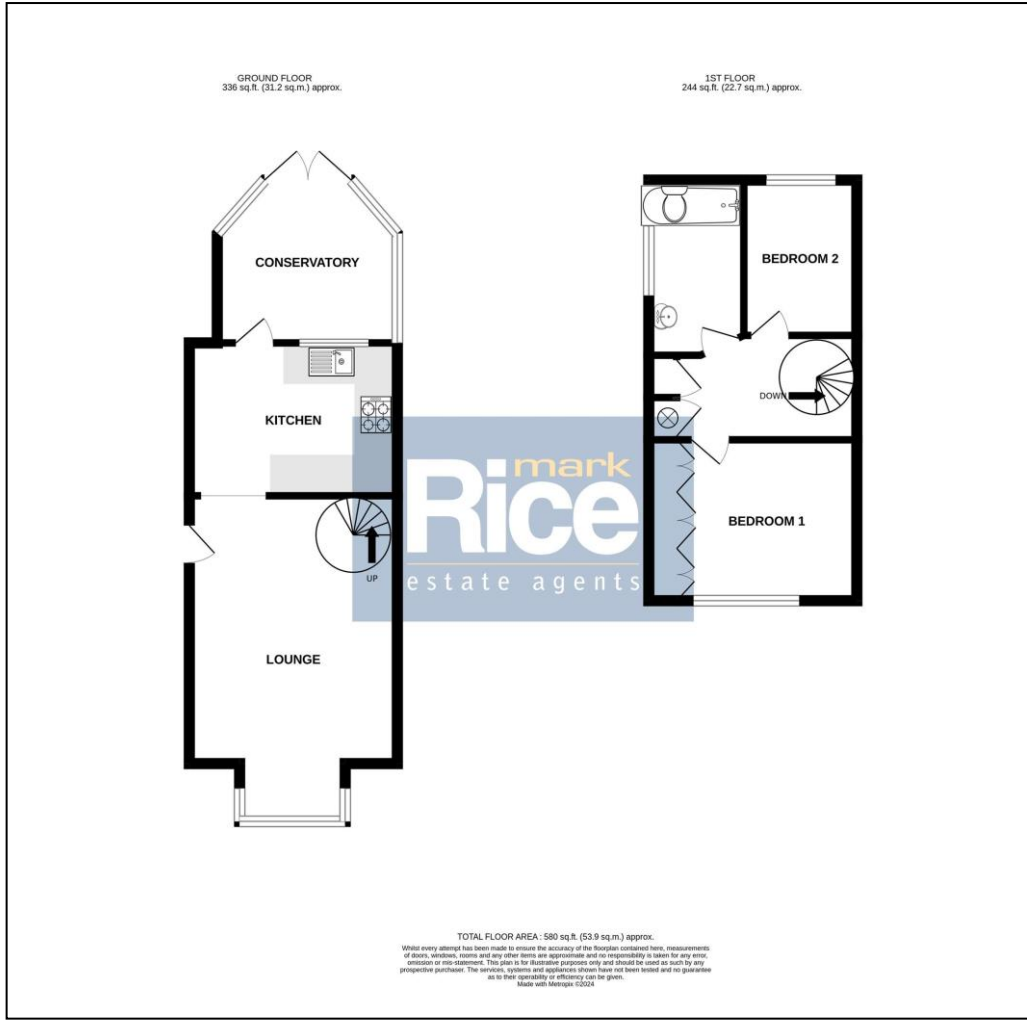
Bedroom 1



Bedroom 2



Bathroom



Rear Garden



Further Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	69	
(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 13/08/2024

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