

***BARNATT WAY,
HECKINGTON, NG34 9WX***



£220,000

An immaculate and modern Two Bedroom End Terraced Home built by local reputable builders Chanceoption Homes and conveniently situated within walking distance of the village centre and all its amenities. The property offers spacious accommodation which benefits from Under Floor Heating and Double Glazing to the full accommodation comprising Kitchen Diner with a partly open plan aspect to the Lounge, Conservatory, Two Double Bedrooms and Bathroom. Outside a drive provides Parking for one vehicle and the rear garden is West facing and designed with ease of maintenance in mind. To fully appreciate this property's convenient setting and overall condition, early 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 continue into Sleaford Road. Continue in to the High Street and enter Boston Road and take the second turning on the left into Dickinson Road. Take the first turning on the left into Barratt Way and the property is located at the head of the cul-de-sac as indicated by our 'For Sale' board.

A double glazed composite entrance door provides access to the:

Kitchen Diner: 4.37m (14'4") x 2.97m (9'9")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer stainless steel sink with mixer tap, a range of integrated Bosch appliances including eye level double oven, four ring inset gas hob with cooker hood over, fridge and freezer units and integrated dishwasher. There is also a concealed, wall mounted Worcester Bosch combination boiler, ceiling downlighters and an opening to the:

Lounge: 4.62m (15'2") x 3.00m (9'10")

Having bay window, Carndean flooring and bi-fold doors to the:

Conservatory: 3.10m (10'2") x 2.95m (9'8")

Having tiled floor and French doors to the rear garden.

Bedroom 1: 3.61m (11'10") x 2.84m (9'4")

Having bay window, built-in double wardrobe and under floor heating.

Bedroom 2: 3.10m (10'2") x 2.87m (9'5")

Having under floor heating.

Shower Room:

Being fully tiled and having close coupled w.c vanity hand washbasin with mixer tap, walk-in shower cubicle with mains fed shower, tiled floor, ceiling downlighters and chrome towel radiator.

Outside:

A drive provides **Parking** for one vehicle to the front and sits adjacent to the lawn area which could potentially be gravelled to provide further parking. A timber gate provides access to the **Rear Garden** which is designed with ease of maintenance in mind and laid to patio with gravelled borders and an artificial grassed area, all fully enclosed by timber fencing, and a cold water tap is fitted. A timber shed is also included.

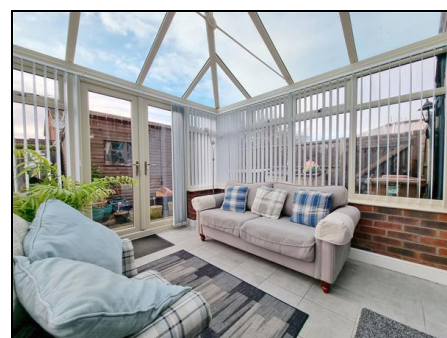
Council Tax Band A.



Kitchen Diner



Lounge



Conservatory



Bedroom 1



Bedroom 2

Agents Note:
The Vendor informs us there is an annual maintenance charge of £110.00 for the communal areas.

GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



Shower Room



Rear Garden



Drive

TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	82	
(69-80) C		
(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 28/01/2025

Viewing Strictly by Appointment With Mark Rice Estate Agents
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