

***GODSON AVENUE,
HECKINGTON, NG34 9SB***



New Price £245,000

Located within walking distance of this popular village centre, a particularly well presented Two Bedroom Detached Bungalow with an Integral Garage and a West Facing Rear Garden. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Lounge, 12'2 Dining Kitchen, Two Double Bedrooms, Bathroom and 13'4 x 9'1 Conservatory. A drive to the front provides Ample Parking and the Rear Garden is particularly private and not overlooked. Early viewing is highly recommended.

Directions:

Travelling from Sleaford on the A17, turn right towards the village of Heckington. Once in the village and just before the village green, turn left into Church Street. Turn left again into Churchill Way and right into Godson Avenue where the property is located on the left hand side.

A double glazed door provides access to the Entrance Hall having radiator, loft access and coved ceiling.

Lounge: 4.14m (13'7") x 3.99m (13'1")

Having gas living flame effect fire with surround, bay window, coved ceiling and radiator.

Dining Kitchen: 3.71m (12'2") x 2.46m (8'1") extending to 3.10m (10'2")

Having wall and base units with worktop over, inset sink with monobloc tap, wall mounted gas central heating boiler, tiled splashbacks, built-in double oven, inset gas hob, cooker hood, plumbing for washing machine, space for appliances, ceiling downlighters, tiled floor, radiator and door to the:

Conservatory: 3.99m (13'1") x 2.77m (9'1")

Having tiled floor, radiator and French doors to the rear garden.

Bedroom 1: 3.58m (11'9") x 2.67m (8'9")

Having coved ceiling and radiator.

Bedroom 2: 2.67m (8'9") x 2.62m (8'7")

Having coved ceiling and radiator.

Bathroom:

Being fully tiled and having a tiled floor with underfloor heating, bath with mixer tap and electric shower over, vanity hand washbasin with mixer tap, low level w.c, heated chrome towel radiator, coved ceiling and extractor fan.

Outside:

The garden to the front of the bungalow is laid mainly to lawn and a gravelled border is located adjacent to the tarmac drive which provides **Ample Parking** and approaches the **Integral Garage 5.41m (17'9") x 2.84m (9'4")** having loft storage, door to rear garden and up and over door. The **West Facing Rear Garden** is particularly private and sheltered and has a lawn, low maintenance borders, a patio and a cold water tap is fitted.

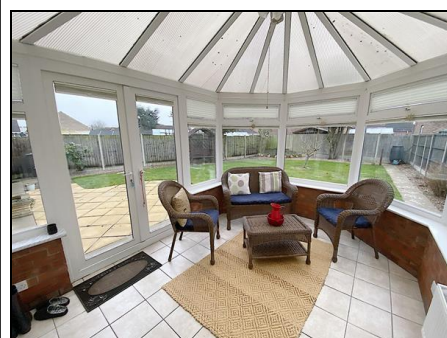
Council Tax Band B.



Lounge



Dining Kitchen



Conservatory

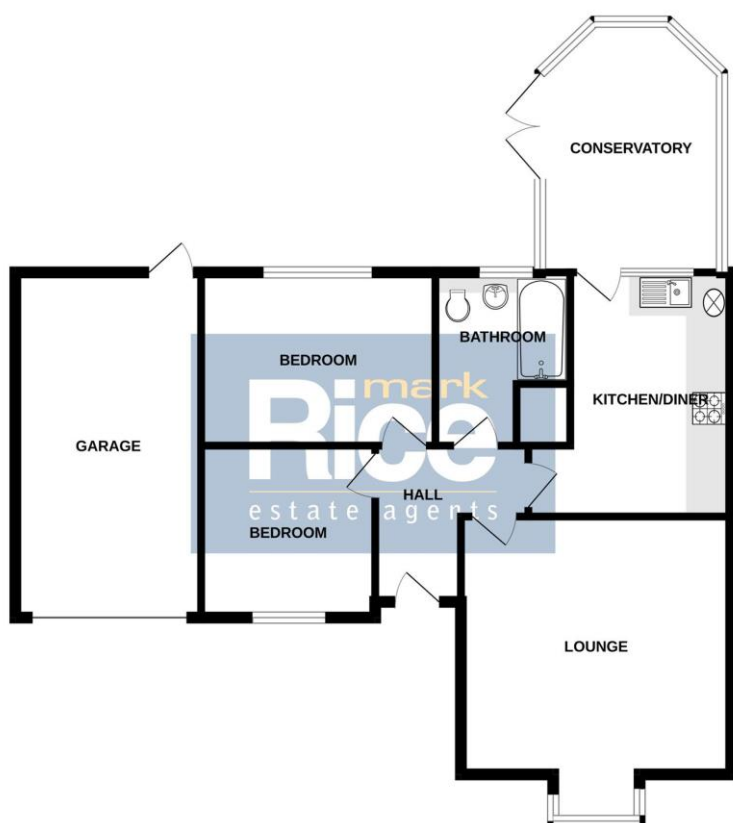


Bedroom 1



Bedroom 2

GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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.
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Bathroom



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	

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 17th February 2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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