

***HOULDEN WAY,  
HECKINGTON, NG34 9TY***



***£265,000***

***Located at the head of this cul-de-sac within walking distance of the village centre and its amenities, a spacious and well presented Two Bedroom Detached Bungalow with a larger than average Detached Single Garage, Off Road Parking and Fully Enclosed Rear Garden. The property is offered to the market with No Forward Chain and further benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Large Lounge, Dining Kitchen, Conservatory, Shower Room and Two Double Bedrooms. Outside a drive provides parking and the rear garden is not overlooked. Early 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, take the first turning on the right into Heckington and proceed into Sleaford Road. Continue into the High Street and take the next turning on the left into Churchill Way. Turn right into Godson Avenue and take the second turning on the right into Houlden Way. Follow the road as it bears to the left where the property is located on the right hand side, at the head of the cul-de-sac.

A double glazed entrance door provides access to the **Entrance Hall** having airing cupboard, loft access, smoke alarm, coved ceiling and radiator.

**Lounge: 5.00m (16'5") x 4.70m (15'5") max**

Having bay window, electric fire with surround, coved ceiling and radiator.

**Dining Kitchen: 4.17m (13'8") x 3.0m (9'10")**

Having a range of matching wall and base units with worktop over, single drainer composite sink with mixer tap, integrated single electric oven, four ring gas hob with matching unit cooker hood over, space for fridge freezer, space and plumbing for washing machine, tiled splashbacks, wall mounted gas central heating boiler, coved ceiling, radiator and rear entrance door.

**Conservatory: 3.76m (12'4") x 1.88m (6'2")**

Having French doors to the rear garden.

**Bedroom 1: 4.34m (14'3") x 2.90m (9'6")**

Having coved ceiling and radiator.

**Bedroom 2: 3.05m (10'0") x 2.77m (9'1")**

Having coved ceiling and radiator.

**Shower Room: 2.90m (9'6") x 1.93m (6'4")**

Having close coupled w.c, pedestal hand washbasin with pillar taps, separate shower cubicle with electric shower, tiled splashbacks, coved ceiling, extractor fan and radiator.

**Outside:**

A tarmac drive provides **Off Road Parking** and leads to the **Detached Single Garage 5.84m (19'2") x 2.69m (8'10")** having manual up and over door, light, power points and independent RCD board. The remainder of the front garden is laid mostly to lawn with a decorative and well stocked border and a paved path leads to the front entrance door. A timber gate provides access to the **Rear Garden** which is mostly block paved and gravelled for ease of maintenance with well stocked borders with a variety of mature hedges and shrubs and a **Summer House**, all of which are enclosed by timber fencing. A cold water tap is fitted.

Council Tax Band B



**Lounge**



**Kitchen**



**Conservatory**



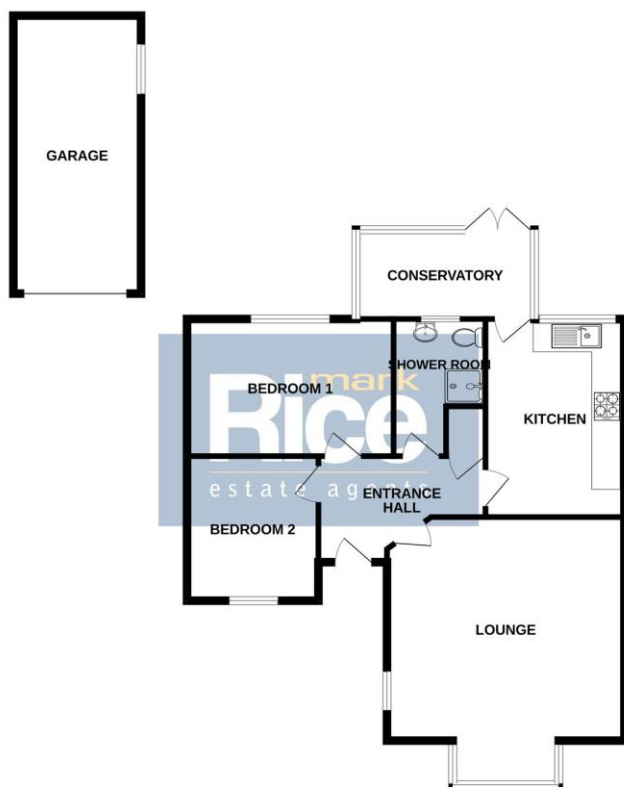
**Bedroom 1**



**Bedroom 2**



GROUND FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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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**Shower Room**



**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 08/04/2025*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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