

***PELL CLOSE,
HECKINGTON, NG34 9WJ***



£265,000

A spacious and superbly presented Three Bedroom Semi-Detached House located in a quiet cul-de-sac only a couple of minutes' walk from the village centre and its amenities, offering a Private Rear Garden, Garage and Ample Off Road Parking. The property is only seven years old and has been well maintained by its current owners and further benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Lounge, 18'1 Kitchen Diner, Utility Room, Ground Floor Cloakroom, Three Good Size Bedrooms with En-Suite to the master bedroom, and Family Bathroom. Outside, to the front a drive approaches the Single Detached Garage, and the rear garden is East facing and particularly private as not overlooked. Viewing of this property is highly recommended to fully appreciate its peaceful yet convenient setting and overall condition.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right towards Heckington and proceed into the village. Continue into the High Street and after the Co-Op, turn right into Station Road. Take the first turning on the right into New Street and follow the road bearing right into Pell Close, and the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed composite entrance door provides access to the Entrance Hall having coved ceiling and smoke alarm.

Lounge: 5.51m (18'1") x 3.25m (10'8") max

Having coved ceiling, radiator and French doors to the rear garden.

Kitchen Diner: 5.51m (18'1") x 3.40m (11'2") max

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, single electric oven, inset four ring gas hob with stainless steel cooker hood over, integrated fridge freezer, integrated dishwasher, tiled splashbacks, understairs store cupboard, coved ceiling, ceiling downlighters and radiator. An arch provides access to the:

Utility Room: 2.21m (7'3") x 1.60m (5'3")

Having wall and base units with worktop over to match kitchen, space and plumbing for washing machine, space for condensing tumble drier, wall mounted Valiant combination boiler, tiled splashbacks, coved ceiling, extractor fan, radiator and rear entrance door.

Cloakroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, tiled splashbacks, extractor fan and radiator.

Stairs from the hall provide access to the First Floor Landing having airing cupboard, loft access, smoke alarm and radiator.

Bedroom 1: 3.48m (11'5") x 3.45m (11'4") max

Having large built-in wardrobe with sliding doors and radiator.

En-Suite:

Having close coupled w.c, pedestal hand washbasin with mixer tap, separate shower cubicle with mains fed shower, ceiling downlighters, extractor fan, tiled splashbacks and towel radiator.

Bedroom 2: 3.30m (10'10") x 2.82m (9'3")

Having over stairs store cupboard and radiator.

Bedroom 3: 2.59m (8'6") x 2.26m (7'5")

Having radiator.

Bathroom:

Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, 'P' shaped bath with mixer tap and mains fed shower over with shower screen, ceiling downlighters, extractor fan and towel radiator.



Lounge



Kitchen Diner



Further Aspect



Further Aspect



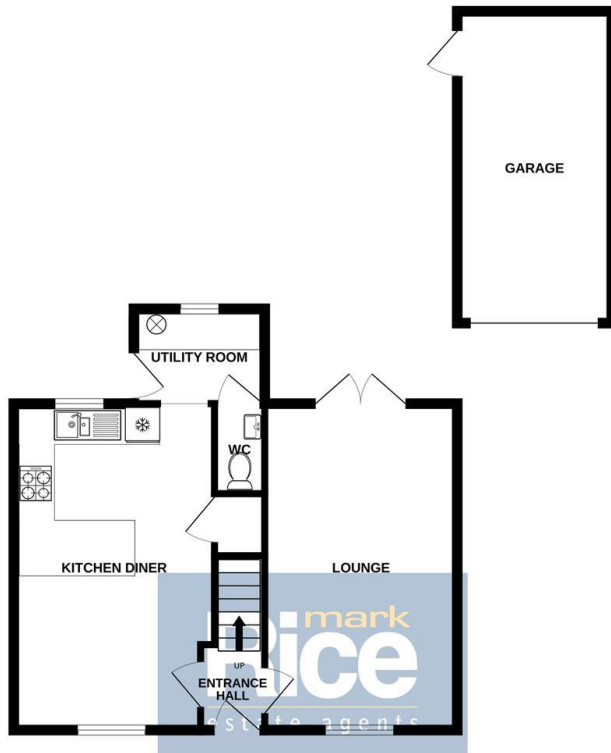
Utility Room

Outside:

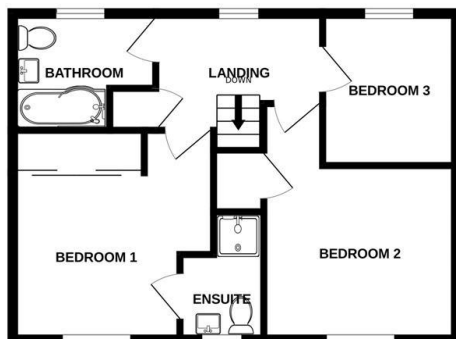
A block paved drive provides **Off Road Parking** and approaches the **Single Detached Garage 5.26m (17'3") x 2.62m (8'7")** having manual up and over door, light and power points and door to the rear garden. The front garden is laid to lawn and a paved path lead to the front entrance door. A timber gate provides access to the **East Facing Rear Garden** which is laid mostly to lawn with a large patio area to the rear elevation with a paved path leading to the rear of the garage, gravelled seating area and well stocked borders, all enclosed by timber fencing. Two external wall lights and an external double 13 amp power point are installed, and a cold water tap is fitted.

Council Tax Band B.

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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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Bedroom 1



En-Suite



Bedroom 2



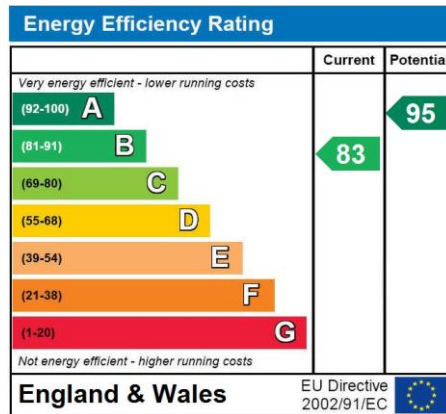
Bedroom 3



Bathroom



Rear Garden



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 12/12/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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