

***STATION ROAD,  
HECKINGTON, NG34 9JH***



***£170,000***

***Located in the heart of this popular village and with benefit of being offered to the market with No Forward Chain, a much larger than average Two Bedroom Semi Detached House with Off Road Parking and a Fully Enclosed Garden. The property is well positioned within the village being across the road from both the Co-Op and Pharmacy and is only a few minutes' walk from the train station. Benefits include Gas Central Heating and Double Glazing, and the full accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Two Double Bedrooms and Bathroom. Outside there are Two Parking Spaces and to fully appreciate the spacious accommodation available, viewing is strongly recommended.***

**Directions:**

Travelling from Sleaford on the A17 towards Boston, turn right into the village and proceed through the High Street. After the crossing the property is located on the right hand side off Boston Road, directly opposite the Royal Oak pub, as indicated by our 'For Sale' board.

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A double glazed entrance door provides access to the Entrance Hall having dado rail, smoke alarm, understairs store cupboard and radiator.

**Lounge:** 4.19m (13'9") x 3.05m (10'0")

Having dado rail and radiator.

**Dining Room:** 4.19m (13'9") x 2.67m (8'9")

Having dado rail and radiator.

**Kitchen:** 3.12m (10'3") x 1.70m (5'7")

Having a range of matching wall and base units with worktop over, single drainer inset sink with pillar taps, integrated electric cooker with stainless steel cooker hood over, space and plumbing for washing machine, wall mounted Baxi combination boiler, tiled splashbacks, space for fridge freezer and extractor fan.

Stairs from the hall provide access to the split level First Floor Landing having dado rail, smoke alarm and radiator.

**Bedroom 1:** 4.19m (13'9") x 2.97m (9'9")

Having picture rail and radiator.

**Bedroom 2:** 4.19m (13'9") x 2.67m (8'9")

Having picture rail and radiator.

**Bathroom:**

Having low level w.c, pedestal hand washbasin with pillar taps, panelled bath with mains fed shower over, tiled floor, tiled splashbacks, radiator and extractor fan.

**Outside:**

There are **Two Parking Spaces**, and a timber gate provides access to the **Garden** which is mainly laid to lawn with a small border, patio area and further gravelled area with well stocked borders. A further timber gate provides access to Boston Road.

**Council Tax Band A**



**Lounge**



**Dining Room**



**Kitchen**

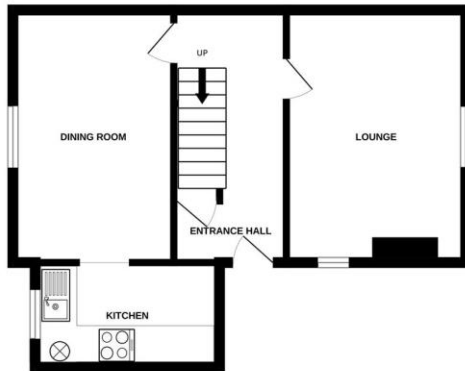


**Bedroom 1**

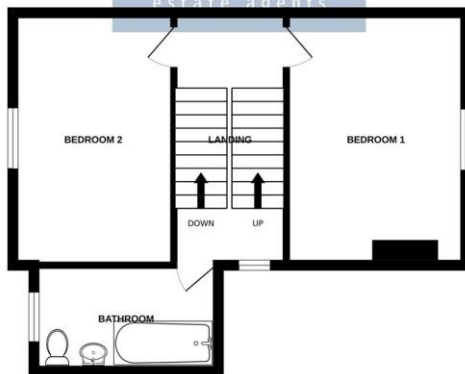


**Bedroom 2**

GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 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**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 26/1/26*

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