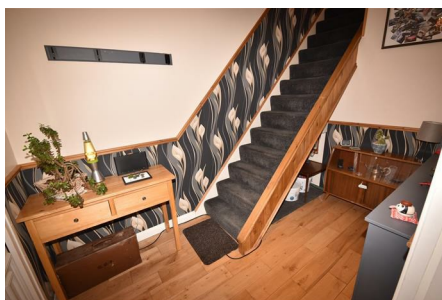


Foster Street, Heckington, Sleaford, NG34 9RU



Asking Price £240,000 Freehold

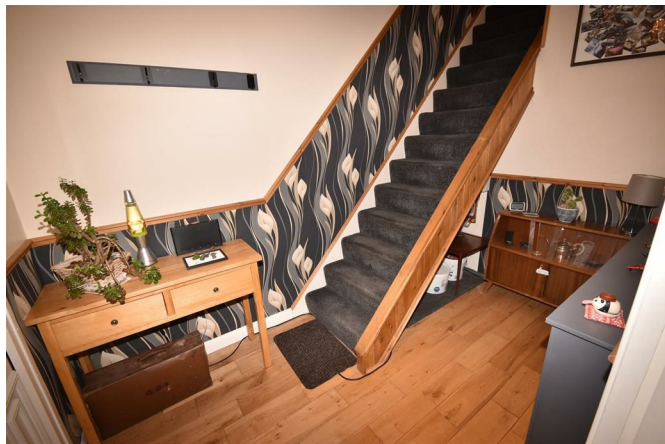


NO CHAIN. This property is on a larger than average plot and offers good sized accommodation in a popular village location. The property comprises of entrance hallway, lounge, kitchen/diner, utility room, downstairs cloakroom, three bedrooms and family bathroom. Outside there is substantial gardens and single garage. The property is gas central heated and UPVC double glazed. EPC rating is D and Council Tax Band A.

Accommodation

The property is entered via an upper glazed UPVC door into the entrance hallway.

Entrance Hallway



Having solid oak flooring, an open staircase, wooden dado rail, radiator cover and coat hooks.

Lounge

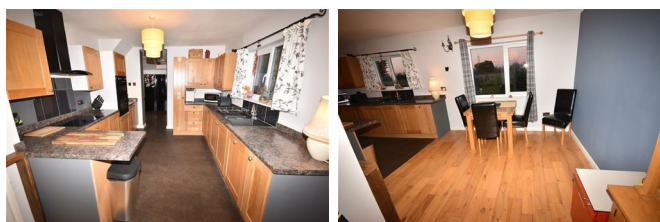
15' x 10'5"



The lounge has solid oak flooring and an opening through to dining area of the kitchen.

Kitchen/Diner

21'3" x 10'2"



Having a range of solid oak wall and base units with marble effect worktop and upstand over, electric hob, extractor and tiled splashback, electric double oven, pull out larder unit, integrated dishwasher, one and half bowl

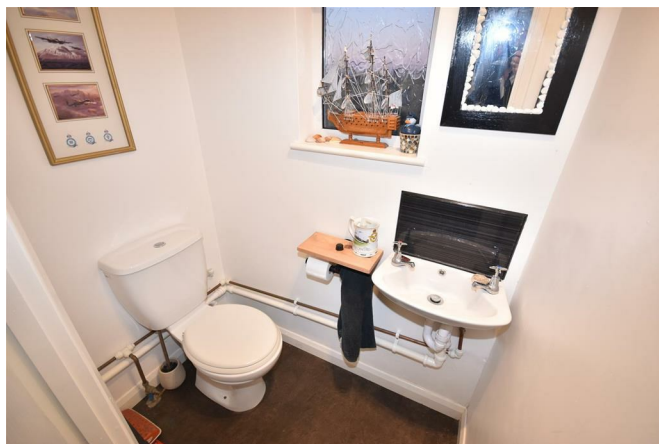
composite sink with mixer tap, vinyl flooring to the kitchen end and solid oak floor to the dining area and two wall lights.

Utility Room



Having wall and base units with worktop over, space for tall fridge/freezer, space and plumbing for washing machine, two Velux windows, vinyl flooring and access doors to the side and rear of the property.

Downstairs Cloakroom



Wall mounted wash hand basin, close coupled W.C., extractor fan and vinyl flooring.

Landing



Having wrought iron decorative spindles, dado rail, loft hatch, smoke alarm, built in cupboard and combi boiler in the attic.

Bedroom One 15'1" x 10'5"



Having solid exposed floorboards, built in wardrobe with rail and shelving and a second cupboard with hanging rail and radiator.

Bedroom Two 14'6" x 8'5"



Having a built in wardrobe with hanging rail.

Bedroom Three 9'2" x 7'5"



This bedroom also has exposed floorboards, a clothes hanging rail and overstairs cupboard with hanging rail.

Bathroom



A three piece suite comprising of panelled bath with

mixer shower direct from the combi boiler and also the benefit of a back up electric shower on the wall and tiled surround, close coupled W.C., a pedestal wash hand basin with fitted vanity unit under, vinyl flooring, heated towel rail and mirrored medicine cabinet.

Garage

The garage has electric sockets and light and guttering with water harvesting.

Outside Front



To the front of the property is a garden area which is mainly laid to lawn with borders and a concrete driveway leading to the garage. To the left of driveway there is an additional large area for parking.

Outside Rear



To the rear of the property there is a large garden mainly laid to lawn with a greenhouse overlooking open fields.

Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for

your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

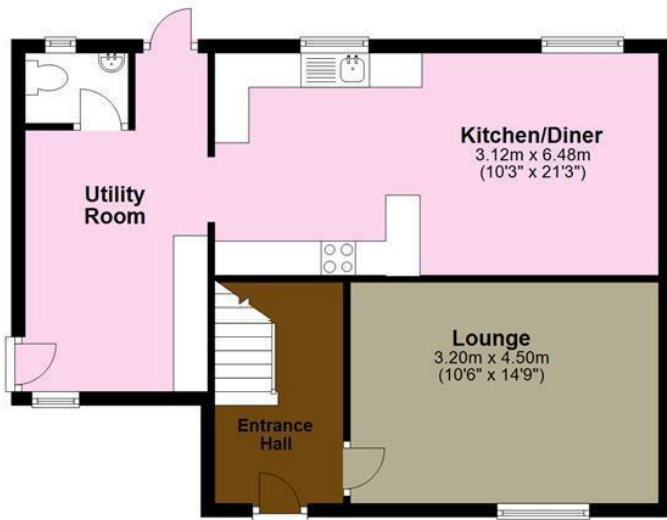
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Ground Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



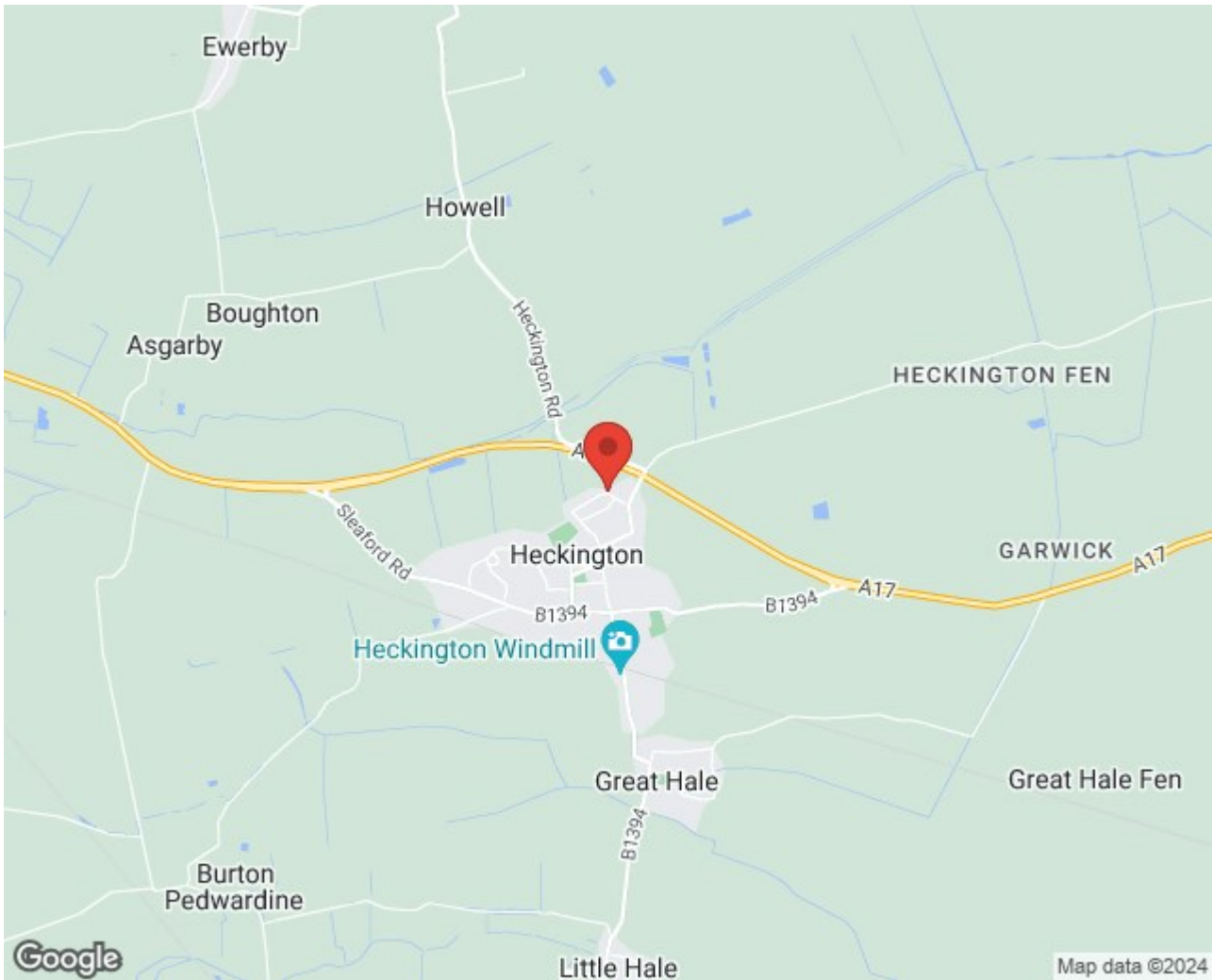
First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



Total area: approx. 94.0 sq. metres (1012.1 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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England & Wales	EU Directive 2002/91/EC	