

## Kyme Road, Heckington, Sleaford, Lincolnshire NG34 9RS



Asking Price £360,000 Freehold



**\*\*VIEWING A MUST\*\*** This well presented detached family home is in the heart of a popular village location which has many amenities. The property itself benefits from versatile accommodation comprising of Entrance Porch, Lounge, Family Room, Dining Room, Kitchen, Utility, Downstairs Shower Room, Three Bedrooms, Family Bathroom and a large external outbuilding with potential for different uses subject to any necessary planning or permissions. The property has a recent new boiler and has gas central heating with UPVC double glazing throughout. EPC rating is E and Council Tax band is D.

## Accommodation

The property is entered via a UPVC entrance door into the porch which has a tiled floor and coat hooks. There is a further door leading into the entrance hallway.

## Entrance Hallway



Having stairs leading to the first floor landing and doors through to both the lounge and family room.

## Lounge

17'7" x 11'9"



The main feature of this room is the multi fuel burning stove set in brick surround with a tiled hearth, there is an understairs storage space, T.V. point and telephone point.

## Family Room

13'3" x 11'10"



Having a gas fire set in brick surround and hearth with wooden mantle over, dual aspect windows, T.V. point and wall lights.

## Dining Room

14'4" x 12'4"



Having a wooden partial glazed door to the side elevation, coving and built in shelving.

## Kitchen/Diner

15'9" x 14'7"



A spacious light kitchen having a range of wall and base units with worktop over, ceramic double sink with mixer tap, space and plumbing for dishwasher, space for range cooker with extractor over, wall mounted gas fired Ideal Logic boiler and tiled flooring.

## Utility Room

11'0" x 6'4"



This room has space and plumbing for washing machine, space for another appliance, vinyl flooring and UPVC glazed door leading to the rear garden.

## Shower Room

9'4" x 3'0"



Having a fully enclosed shower cubicle with electric shower, pedestal wash hand basin, low level W.C., extractor fan and tiled flooring.

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## Landing



A spacious landing having an airing cupboard with shelving, loft access to the partially boarded roof space and archway through to the master bedroom.

## Master Bedroom

14'6" x 14'6"



A bright room with dual aspect windows. This room was originally two bedrooms and has been converted to one large room. It could easily be returned to two single rooms as the original doors from the landing have been kept in place.

## Bedroom Two

13'3" x 12'1"



Having a range of built in wardrobes with hanging rails.

## Bedroom Three

13'2" x 9'10"



This room has a range of floor to ceiling built in wardrobes and cupboards with a separate over the stairs storage cupboard.

## Bathroom

12'3" x 8'0"



A large bathroom comprising of a four piece suite comprising of enclosed double shower cubicle with mains fed shower and mermaid boarding, hand wash basin within a vanity unit, close coupled W.C., corner bath with mixer tap and shower attachment, chrome heated towel rail, fully tiled walls and ceiling spot lights.

## Outbuilding

16'0" x 16'0"



This outbuilding has several possibilities subject to any necessary planning and consent approval it could be converted to an annex or used for business purposes. The building consists of an entrance hallway, a smaller area which could be a shower room and the large main room which has a beamed ceiling and storage heaters. It also has an entrance door at the front leading onto the driveway.

## Outside Front



To the front of the property is an established garden area with lawn and shrubs, a paved pathway leading to the front entrance door, a large driveway providing ample off

road parking for several vehicles and leads to the outbuilding and rear garden.

MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Outside Rear



The rear garden is very established and is a lovely feature to the property. It is mainly laid to lawn with well stocked borders and mature trees, there are two sheds, a greenhouse, pergola, large paved patio area, outside light and tap and a resin driveway.

## 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.

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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.
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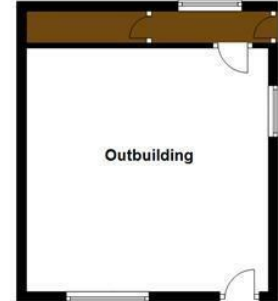
Ground Floor



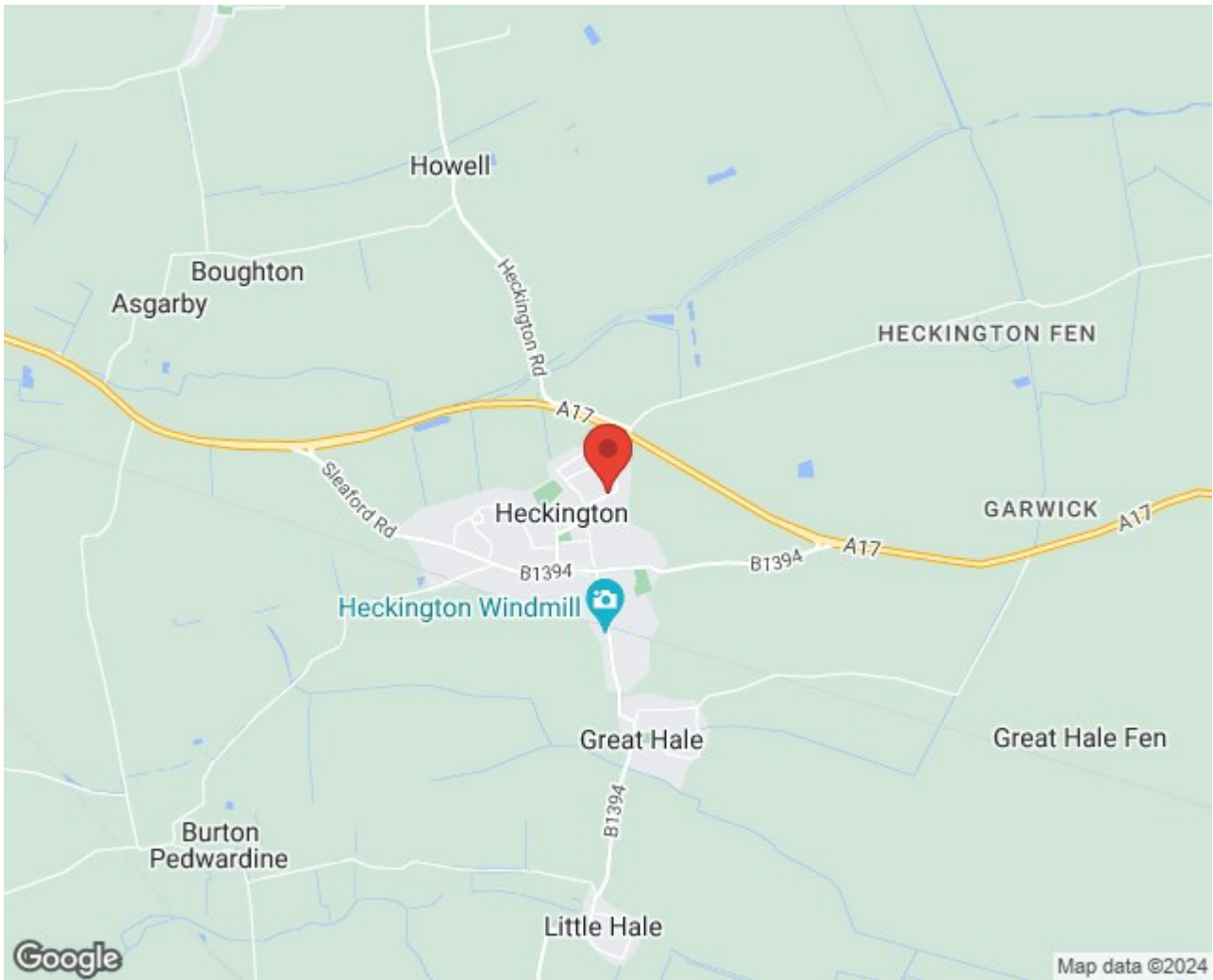
First Floor



Outbuilding



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Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>54</b>	
(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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	