

Cowgate, Heckington, Sleaford, NG34 9RL



£315,000 Freehold



****NO CHAIN**** A beautiful three bedroom detached character cottage that retains some original features. It is situated in a sought after village location. The village has many amenities including butchers, grocers, pubs and doctors to name a few. Viewing is a must to appreciate the accommodation on offer which briefly comprises of Entrance Porch, Lounge, Dining Room, Kitchen, Downstairs W.C., Three Bedrooms, Shower Room and Large Double Garage. Well maintained gardens to the front and side of the property. The property is UPVc double glazed and gas central heated. EPC rating is D and Council tax band is B.

BELVOIR!

Belvoir Sales and Lettings- Sleaford
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

Accommodation

The property is entered through a part glazed UPVc door into the porch.

Porch



A bright airy porch with beams to the ceiling, vinyl flooring and leading to the stairs.

Lounge

18'4" x 12'6"



A triple aspect room with an open brick fireplace and beamed ceiling. There are solid wooden doors leading to the hallway and kitchen, T.V. aerial point, thermostat heating control and electric consumer unit.

Dining Room

11'6" x 12'8"



Having a multi fuel burner set in a feature tiled surround, beams, T.V. aerial point and opening onto the kitchen.

Kitchen

6'6" x 15'8"



There is a range of wall and base units with worktop over, wine storage rack, ceramic sink with mixer tap, space and plumbing for washing machine, SMEG five ring gas hob, built in electric oven with extractor over, tiled splashbacks, vinyl flooring, spot lights, understairs storage area with power and lighting. and open to rear lobby with door leading to the garden at the side of the property

Downstairs W.C.

Having a close coupled W.C., ceramic basin with mixer tap with cupboard under and mirror above, tiled splashback and vinyl flooring.

Landing



The landing has doors leading off to all upstairs rooms, smoke alarm, two built in storage cupboards which sit either side of the recessed window seat.

Bedroom One

11'10" x 15'6"



This room has a recess storage area with hanging rails, loft access and a T.V. aerial point.

Bedroom Two 7'7" x 12'8"



Having a built in cupboard with shelves, hanging rail and light and loft access.

Bedroom Three 6'9" x 9'10"



Shower Room 10'5" x 9'1"



A large fully tiled, vinyl floored room divided into two areas. The lower area has a close coupled W.C., bidet, heated towel rail, mirrored medicine cabinet and Worcester combi boiler. The upper level has a fully enclosed shower cubicle with mains fed shower, mermaid boarding, extractor fan and pedestal wash hand basin with mirror above.

Driveway and Rear of Property



The driveway is accessed via double wooden gates and leads to the double garage. There is a greenhouse, shed and water butt in this area. To the rear and side of the property which is roadside there is a picket fence with a gravelled area and an established planted border.

Garage 15'11" x 16'2"



A larger than average double garage with up and over door, power and lighting.

Garden



The garden is a particular feature of this property. It is fully enclosed by walls and fencing and has several areas consisting of lawns, well planted established borders, a paved and decked gazebo area, access gates to either side of the garden with pathways leading to both access doors, outside tap, water butts, electric points, veranda and a raised corner area which was previously a pond and could be converted back.

Financial Services

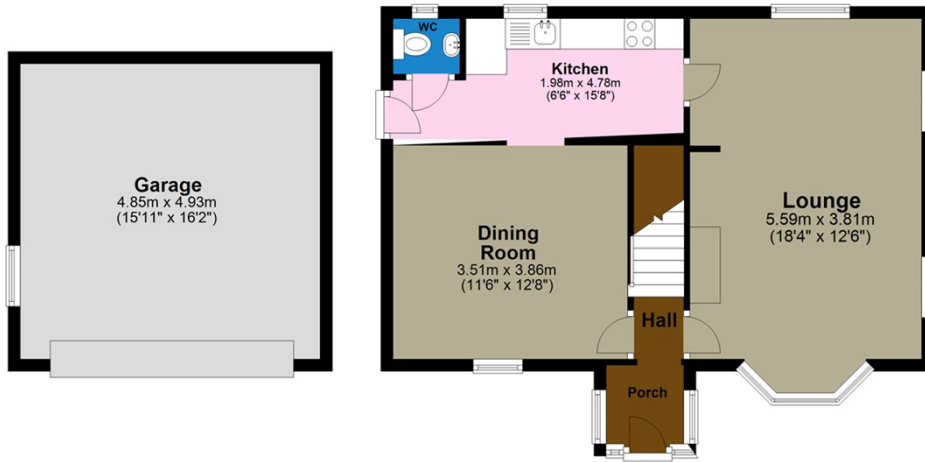
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Disclaimer 1

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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

Approx. 74.5 sq. metres (802.3 sq. feet)



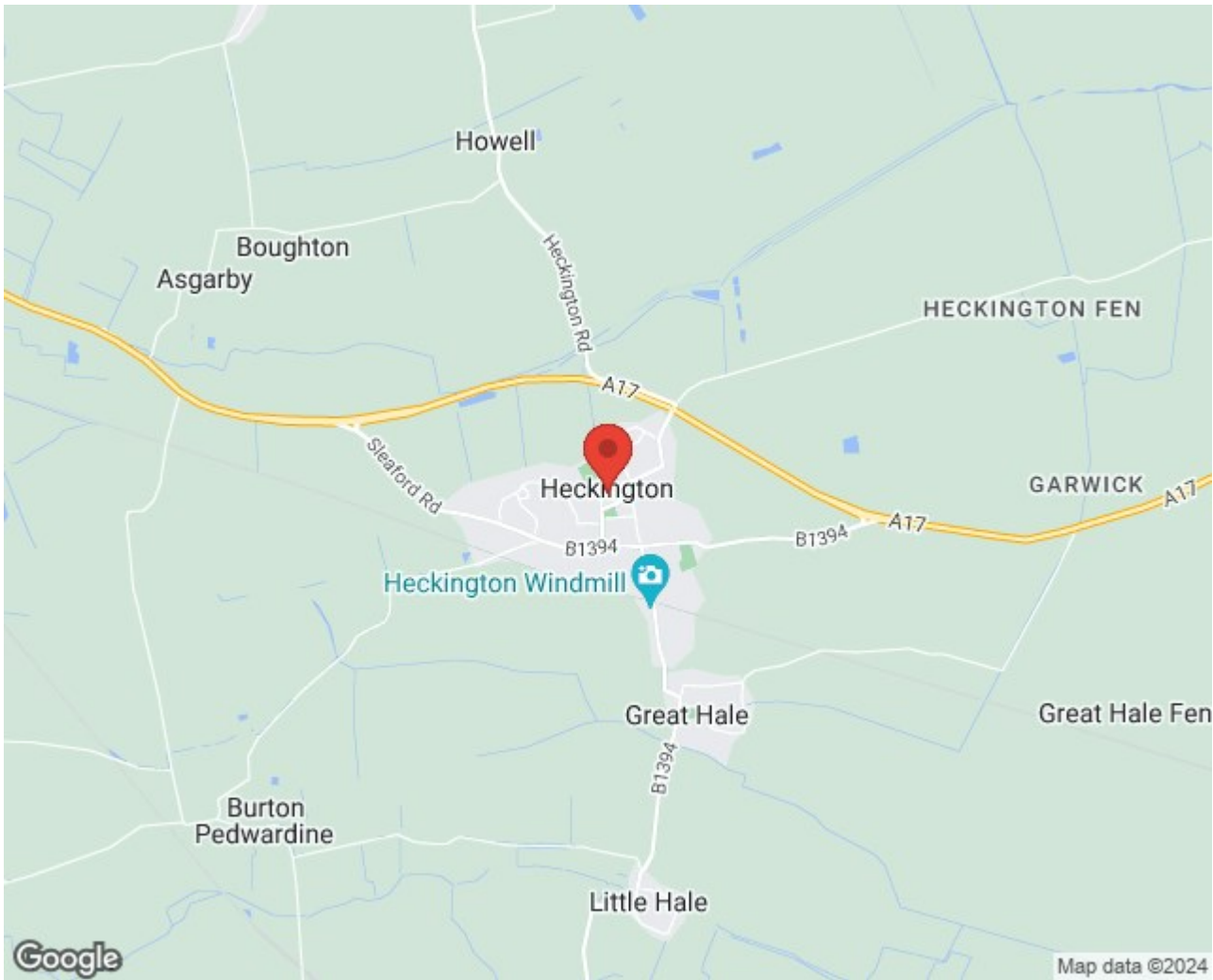
Total area: approx. 123.6 sq. metres (1330.1 sq. feet)

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.

First Floor

Approx. 49.0 sq. metres (527.8 sq. feet)





Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 58 | 85 |
| 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | EU Directive 2002/91/EC | |