

Kyme Road, Heckington, Sleaford, Lincolnshire NG34 9RS



Asking Price £340,000 Freehold



VIEWING A MUST on this property to appreciate the size of the dwelling and the potential of the outbuildings which have planning permission to convert to an annexe. Planning Permission has been granted under reference 22/1239/HOUS.

The property is located in a popular village location with many amenities some of which are doctors, primary school, butchers the list goes on.

The property consists of Entrance Porch, Lounge, Dining Room, Kitchen/Diner, Downstairs Bedroom with En-Suite, Two further Bedrooms and Family Bathroom. There is ample off road parking to the front of the property for up to 6 to 8 vehicles depending on size.

The property is gas central heated and fully UPVC double glazed throughout.

EPC is TBC and Council Tax Band is B.

Porch

The property is entered via a half glazed UPVC entrance door into the porch which has tiled flooring and a wooden door leading into the entrance hallway.

Entrance Hallway

Having tiled flooring and stairs to first floor landing.

Lounge

14'11" x 11'5"



A double aspect room with a brick built fireplace and tiled hearth housing a multi fuel burner. This room also has a T.V. point.

Inner Hallway

The hallway between the lounge and dining room has tiled flooring and an understairs storage cupboard.

Dining Room

14'11" x 11'7"



Having a brick built feature fireplace with tiled hearth and inset electric fire, there are storage cupboards either side of the fireplace, tiled flooring, telephone point and electric consumer unit.

Utility/Downstairs W.C.

Having a wall mounted storage cupboard, plumbing and space for washing machine, large Belfast sink with mixer tap, extractor fan, tiled flooring and close coupled W.C..

Kitchen/Diner

12'9" x 12'4"



Having a range of base units with rolled edge worktop over, composite sink with mixer tap, Belling gas ring/electric oven range cooker with extractor over, space for fridge/freezer, space and plumbing for

dishwasher, tiled splashbacks and flooring, skylight, patio doors and half glazed exit door leading to the garden.

Bedroom Three

10'10" x 8'7"



Having a built in storage cupboard with hanging rail and shelf, wooden flooring, fully glazed UPVC door leading to the rear garden and door through to the En-Suite shower room.

En-Suite



Having a fully enclosed mains fed shower, close coupled W.C., wash hand basin with mixer tap built into a storage cupboard, extractor fan, fully tiled walls, tiled flooring and ceiling spot lights.

Landing

There is loft access and a smoke alarm on the landing area.

Bedroom One 15'0" x 11'8"



A lovely ornamental feature fireplace and picture rail in this light double aspect room.

Bedroom Two 15'0" x 7'6"



Having a feature picture rail.

Family Bathroom 7'5" x 6'11"



Having a three piece suite comprising of P-shaped panelled bath with mains fed shower over and glass screen door, pedestal wash hand basin, close coupled W.C., partially tiled walls, picture rail and vinyl flooring.

Outside Front

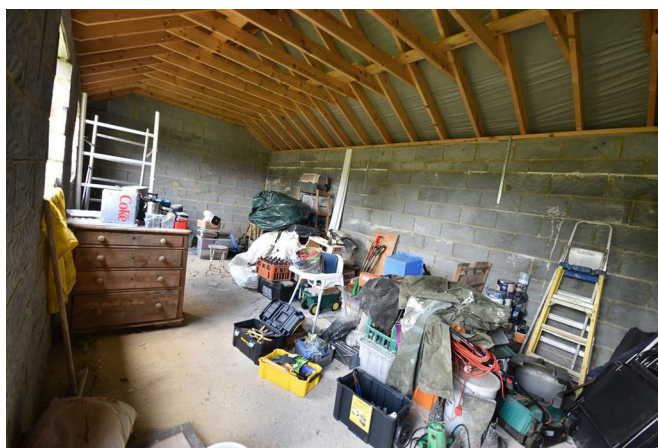


A large front area with ample off street parking for several vehicles, a large lawned area with shrubs, side access with gate to the rear garden and a paved pathway leading to the front entrance door.

Outside Rear



Barn 27'3" x 12'5"



Having a new roof and of breeze block construction.

Two Storey Stable 20'5" x 14'6"



A brick building with planning permission to convert.

Planning Permission

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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.

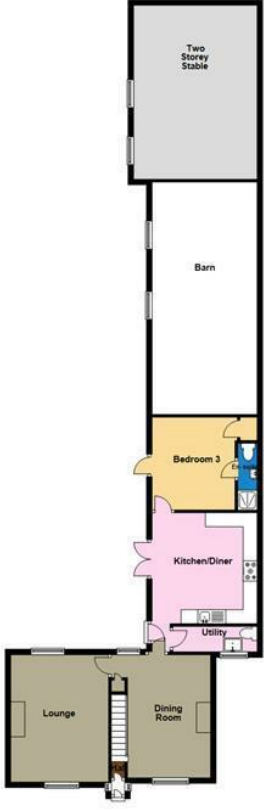
Disclaimer 1

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.

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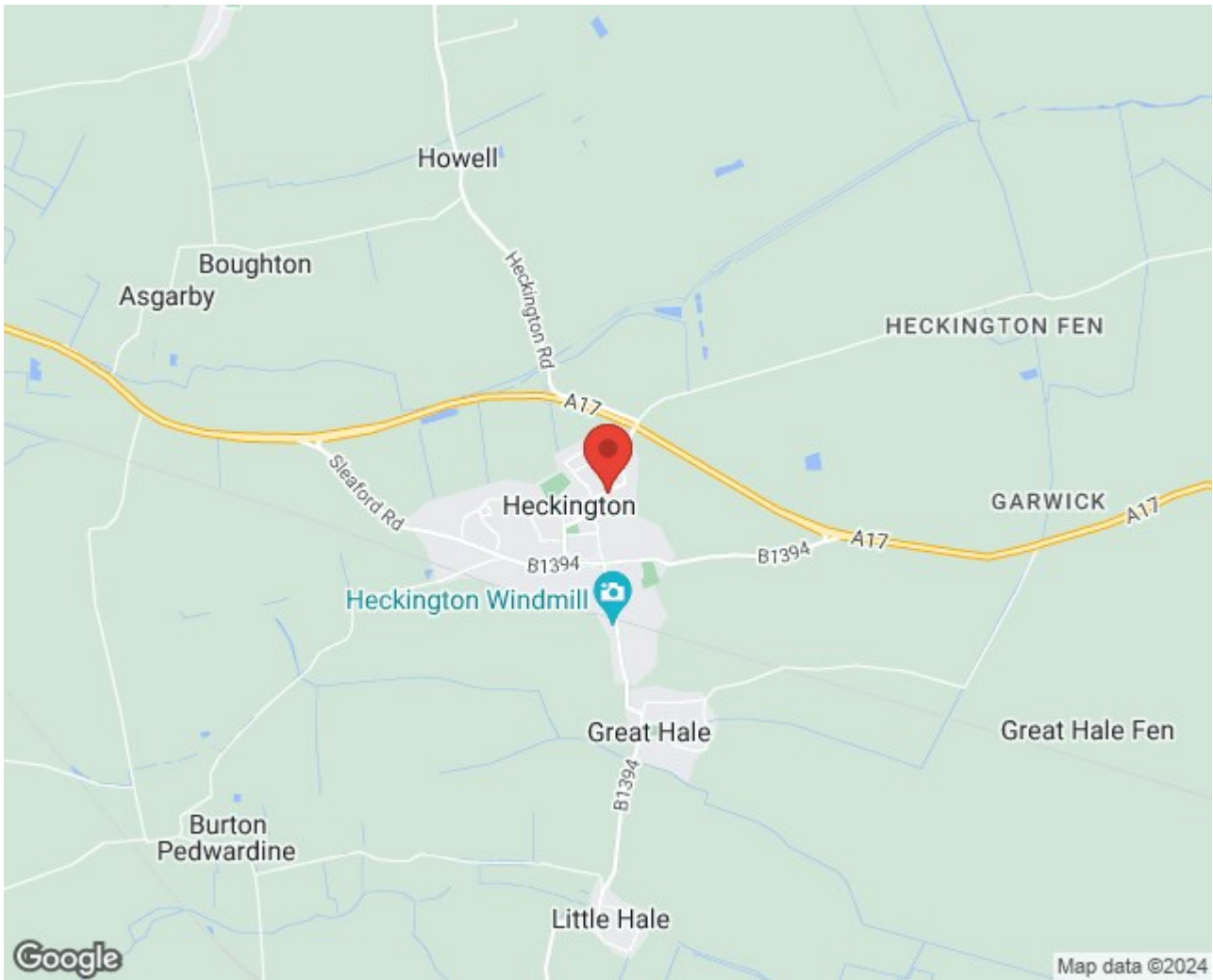
Ground Floor
Approx. 124.2 sq. metres (1337.2 sq. feet)



First Floor
Approx. 37.2 sq. metres (398.4 sq. feet)



Total area: approx. 161.2 sq. metres (1735.6 sq. feet)
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Plan produced using PlanIt.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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