



BRADLEY JAMES

ESTATE AGENTS



7 Dickinson Road, Heckington, Sleaford, Lincolnshire, NG34 9WT

Guide price £225,000

- SHOW HOME CONDITION
- DOUBLE ASPECT LOUNGE WITH BIFOLD DOORS
- MODERN EN-SUITE
- WALKING DISTANCE TO LOCAL AMENITIES
- SHORT WALK TO TRAIN STATION
- FULLY INTEGRATED KITCHEN
- MODERN BATHROOM
- OFF ROAD PARKING FOR TWO/THREE CARS
- PRIVATE REAR GARDEN, SHED WITH POWER
- GREAT ROAD LINKS TO A52 AND A15

7 Dickinson Road, Sleaford NG34 9WT

Guide Price £225,000-£235,000 NO CHAIN

Bradley James Estate Agents are pleased to offer For Sale this modern semi detached house which is nestled on Dickinson Road in the charming village of Heckington, Sleaford. This exquisite semi-detached house is a true gem, presented in show home condition and ready for immediate occupancy. The property boasts a stunning open-plan integrated kitchen diner, perfect for both family meals and entertaining guests. The double-aspect bay-fronted lounge features bifold doors that seamlessly connect the indoor space to the private rear garden, which is not overlooked, ensuring a tranquil retreat.

The ground floor also includes a convenient cloakroom, while the first floor comprises three well-proportioned bedrooms. The master bedroom benefits from a fitted wardrobe and a modern en-suite bathroom, providing a touch of luxury. The additional bedrooms are served by a stylish family bathroom, catering to all your needs.

The property offers off-road parking for two to three vehicles, along with side gated access to the beautifully landscaped rear garden. This outdoor space features a delightful patio seating area, a charming water feature, and a shed equipped with power, making it an ideal spot for relaxation or hobbies.

The location boasts fantastic road links to the A15 and A52, allowing for easy access to Lincoln in approximately 30 minutes, as well as to Norfolk and Spalding. The village itself is well-equipped with amenities, including a Co-op, a Spar for essentials, and the award-winning G. Simpson Butchers for high-quality meats. Fresh produce can be sourced from local greengrocers, while various shops, including a hardware store and a mill shop at the windmill, cater to everyday needs. For dining and socialising, there are two pubs and some delightful tearooms, making this property not only a beautiful home but also a gateway to a vibrant community. A 10 minute walk to Heckington train station.

Management Charge of £110 PA



Council Tax Band: B



Entrance Hall

Composite obscured double glazed side door into the entrance hall which has a fuse box and skimmed ceiling.

Cloakroom

WC with push button flush, vanity wash hand basin with mixer taps over with storage cupboard beneath, tiled splashback, extractor fan, skimmed ceiling and underfloor heating.

Kitchen Diner

15'5 x 10'6

Two UPVC double glazed windows to the front, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Bosch electric oven and grill with a Separate Bosch grill above, four burner Bosch gas hob, extractor fan, integrated Bosch dishwasher, integrated Bosch washer dryer, integrated fridge freezer, underfloor heating, under stairs storage cupboard, power points and skimmed ceiling with inset spotlights.

Lounge

15'5 x 13'2

Double aspect with a UPVC double glazed box bay window to the side, UPVC double glazed bifold doors to the rear, underfloor heating, power points, TV point, satellite point, telephone points and skimmed ceiling.

Landing

Radiator, power points, skimmed ceiling and loft hatch.

Family Bathroom

UPVC obscured double glazed window to the side, P shaped panel bath with mixer taps over and a built in mixer shower over with an oversized fixed showerhead and a separate showerhead on a sliding adjustable rail, curved shower screen, vanity wash hand basin with mixer taps over with storage cupboards beneath, WC with push button flush, double shaver point, extractor fan, wall mounted heated towel rail and skimmed ceiling with inset spotlights.

Bedroom 1

12'8 x 11'5 x 9'5

Two UPVC double glazed windows to the front, radiator, power points some with USB charging, skimmed ceiling and door to your ensuite (measurement doesn't include the built-in single wardrobe).

Bedroom 1 En-suite

UPVC obscured double glazed window to the side, separate shower cubicle which is fully tiled with a built-in mixer shower over with a fixed oversized showerhead and a separate showerhead on a sliding adjustable rail, WC with push button flush, vanity wash hand basin with mixer taps over with storage cupboard beneath, wall mounted medicine cabinet, double shaver point, wall mounted heated towel rail, extractor fan and skimmed ceiling with inset spotlights.

Bedroom 2

9'5 x 9'0

UPVC double glazed window to the rear, radiator, power points and skimmed ceiling.

Bedroom 3

9'6 x 6'3

UPVC double glazed window to the rear, radiator, power points and skimmed ceiling.

Outside

Laid to lawn front garden with flower and strip bed, to the side of the house is block paved off-road parking for two large vehicles or three small vehicles, storm porch with courtesy light, side gated access leading through to your rear garden which benefits from not being overlooked from the rear, it is predominantly laid to lawn enclosed by panel fencing, has well stocked flower shrub entry borders, water feature, patio seating area and a shed with power.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

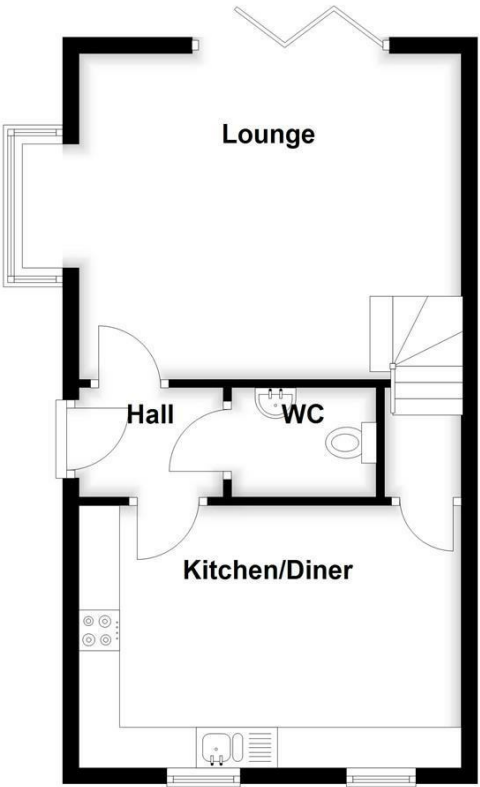
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

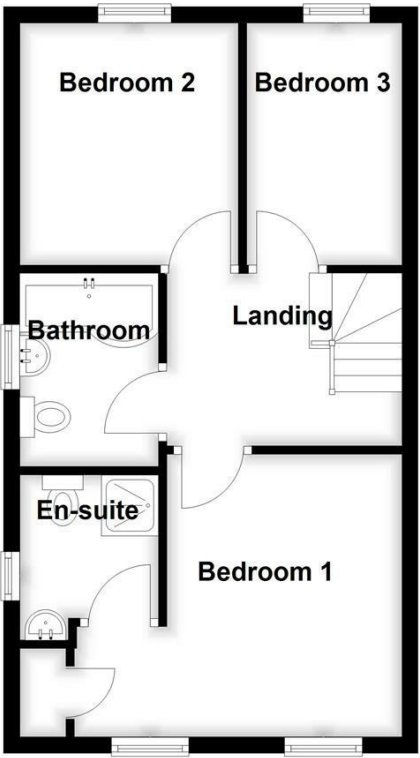
Ground Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 83.1 sq. metres (894.5 sq. feet)