



High Street, Heckington Sleaford NG34 9QT

welcome to

High Street, Heckington Sleaford

FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS www.barnardmarcusauctions.co.uk
THURSDAY 12TH SEPTEMBER 2024 at 9:30am. Call 01529 303040 for more details.



Entrance Hall

Being approached via a uPVC door from the front and having stairs rising to the first floor.

Lounge

12' 1" x 12' (3.68m x 3.66m)

Featuring a fireplace with gas fire and surround, radiator and double glazed window to the front.

Dining Room

12' 1" x 12' (3.68m x 3.66m)

There is a radiator and double glazed window to the front.

Kitchen Breakfast Room

16' 1" x 8' 1" (4.90m x 2.46m)

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks and a one a half bowl stainless steel sink with mixer tap. There is an electric oven, gas hob, extractor fan, plumbing for washing machine, tiled flooring, radiator, heated towel rail, double glazed window to the rear and partly glazed door to the side.

Ground Floor Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin and WC. There is a heated towel rail, partly tiled walls, tiled flooring, extractor fan and double glazed window to the rear.

Separate WC

Fitted with a WC, radiator and double glazed window to the rear.

First Floor Landing

Having access to the loft.

Bedroom One

12' 1" x 12' (3.68m x 3.66m)

There is a fitted wardrobe, over stairs storage, radiator and double glazed window to the front.

Bedroom Two

12' 1" x 11' 11" (3.68m x 3.63m)

Having a radiator and double glazed window to the front.

Outside

To the side of the property there is gated access to a gravelled driveway providing ample off street parking.

Rear Garden

The fully enclosed garden is mainly laid to lawn with a wooden shed and brick built outbuilding.



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welcome to

High Street, Heckington Sleaford

- No Onward Chain
- Spacious Accommodation
- Off Street Parking
- Popular Village Location
- Close To Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: D

guide price

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH111276 - 0011

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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