



Millview Road, Heckington Sleaford NG34 9JP

welcome to

Millview Road, Heckington Sleaford

An extended detached family home, in a quiet location in the sought after village of Heckington. Two reception rooms, kitchen diner, conservatory, utility, family bathroom, downstairs shower room, off road parking, detached double garage & enclosed gardens to side & rear.



Entrance Hall

Having a built in cloaks cupboard and stairs rising to the first floor.

Lounge

24' 11" x 13' 7" narrowing to 10' 5" (7.59m x 4.14m narrowing to 3.17m)
Featuring a brick fireplace with inset gas fire and bifold doors to the:

Conservatory

9' 8" x 10' 11" (2.95m x 3.33m)
Having French doors to the garden and tiled flooring.

Dining Room

11' 3" x 9' 1" (3.43m x 2.77m)
There is a built in understairs cupboard, tiled flooring and wall mounted gas boiler.

Kitchen

7' 7" x 11' (2.31m x 3.35m)
Fitted with a range of wall and base units, one and a half bowl stainless steel sink, integrated electric oven, five ring gas hob, stainless steel extractor and microwave. There is plumbing for a dishwasher and two seater breakfast bar.

Utility Room

5' 7" x 7' 3" (1.70m x 2.21m)
Having wall units, single drainer stainless steel sink, plumbing for washing machine, further space for tumble dryer and fridge freezer, tiled flooring and side door to the garden.

Study

14' 7" max x 11' max (4.45m max x 3.35m max)
This room could also be used as bedroom five.

Shower Room

5' 11" x 5' 2" (1.80m x 1.57m)
Fitted with a shower cubicle with thermostatic shower, inset sink, WC, extractor and tiled flooring.

First Floor Landing

11' 5" x 6' 8" (3.48m x 2.03m)
Currently being used as a study/homework area leading to bedroom four.

Bedroom One

13' x 8' 6" excl wardrobes (3.96m x 2.59m excl wardrobes)
There is a range of built in wardrobes and further built in storage cupboard.

Bedroom Two

9' 4" x 10' 5" (2.84m x 3.17m)
Having a built in wardrobe and built in airing cupboard with hot water tank.

Bedroom Three

8' 10" x 9' 1" (2.69m x 2.77m)

Bedroom Four

16' 9" x 6' 8" (5.11m x 2.03m)
There is restricted head height due to having a sloped ceiling.

Bathroom

5' 5" x 9' 1" (1.65m x 2.77m)
Fitted with a suite comprising of a 'P' shaped bath with 'raindrop' style thermostatic shower over, pedestal wash hand basin, WC and extractor.

Outside Front

To the front of the property there is a small lawn with hedge border, off street parking for one vehicle and side gate to the rear.

Double Garage

18' 1" x 16' 6" (5.51m x 5.03m)
Concrete sectional with double electric up and over door, power and lighting and side access door from the garden.

Rear Garden

The fully enclosed hedged rear garden has a lawn with mature trees, shrub borders, raised patio area, feature fish pond and paved driveway for off street parking.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Millview Road, Heckington Sleaford

- Four double bedroom detached house
- Two reception rooms & conservatory
- Family bathroom & downstairs shower room
- Off road parking & detached double garage
- Enclosed gardens to side & rear

Tenure: Freehold EPC Rating: D

£310,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
SNH111496 - 0004

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