



**Godson Avenue, Heckington Sleaford NG34 9SB**

**welcome to**

**Godson Avenue, Heckington Sleaford**

Detached property situated in the popular village of Heckington close to a wide range of amenities. Spacious property benefitting from an extended kitchen diner and three double bedrooms. Ample parking, single garage and a fully enclosed rear garden.



### **Entrance Hall**

Being approached via a partly glazed door from the front, has a radiator and stairs rising to the first floor.

### **Lounge**

10' 11" x 20' 2" ( 3.33m x 6.15m )

Featuring a fireplace with log burner, radiator, TV point, double glazed window to the front and sliding doors to the:

### **Conservatory**

14' 11" x 9' 10" ( 4.55m x 3.00m )

### **Kitchen Diner**

12' 7" x 28' 7" ( 3.84m x 8.71m )

Fitted with modern wall and base units with work surfacing over, sink & drainer, integrated double oven, extractor, space for fridge freezer, island with breakfast bar, radiator, spot lights, double glazed window to the front and bi-fold doors to the rear garden.

### **Cloakroom**

Fitted with a wash hand basin, WC, laminate flooring and double glazed window to the rear.

## **First Floor Landing**

### **Bedroom One**

10' 10" x 14' 2" ( 3.30m x 4.32m )

There is a fitted wardrobe, radiator, TV point, laminate flooring and double glazed window to the rear.

### **Ensuite**

Fitted with a double shower cubicle, wash hand basin, WC, radiator and double glazed window to the front.

### **Bedroom Two**

11' 5" x 11' 2" ( 3.48m x 3.40m )

Having a radiator, TV point, laminate flooring and double glazed window to the front.

### **Bedroom Three**

11' 5" x 8' 9" ( 3.48m x 2.67m )

There is a TV point, radiator, laminate flooring and double glazed window to the rear.

### **Bathroom**

Fitted with a suite comprising of a bath, wash hand basin, WC, laminate flooring, radiator and double glazed window to the front.

## **Outside Front**

To the front of the property there is a driveway providing parking for several vehicles in a tandem style, outside lighting, lawned area, tree and covered canopy over the front door.

## **Garage**

Having electric door.

## **Rear Garden**

The fully enclosed garden is mainly laid to lawn with two patio areas.



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## **Godson Avenue, Heckington Sleaford**

- Well-presented three bedroom detached property
- Extended kitchen diner
- Ample parking & single garage
- Popular village location
- Generous sized bedrooms

Tenure: Freehold EPC Rating: C

# £330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH111713 - 0003

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