



**Sleaford Road, Heckington Sleaford NG34 9QW**

**welcome to**

**Sleaford Road, Heckington Sleaford**

A well-presented large property offers spacious accommodation throughout and ample off road parking. Situated in the popular village of Heckington, this property is not too be missed, early viewings are essential.



### **Entrance Hall**

There are original floorboards and stairs rising to the first floor.

### **Lounge**

13' x 12' 11" ( 3.96m x 3.94m )

Featuring an open fireplace with tiled hearth & wood surround, original floorboards and windows to the side and front.

### **Dining Room**

12' 11" x 12' 11" ( 3.94m x 3.94m )

There is a stone fireplace with space for open fire or wood burner, original floorboards, window to the side, bay window to the front and French doors to the:

### **Conservatory**

11' 5" x 15' 4" ( 3.48m x 4.67m )

Having a ceiling light with fan, laminate flooring, French doors to the garden and door to the:

### **Kitchen Diner**

11' 11" x 14' 4" ( 3.63m x 4.37m )

Fitted with a range of wall and base units with solid oak work surfacing over, one and a half bowl stainless steel sink with mixer tap, integrated electric oven, four ring gas hob, stainless steel extractor, space for fridge freezer, window to the conservatory, further window and door to the boot room.

### **Boot Room**

22' 4" max x 12' max ( 6.81m max x 3.66m max )

Having tiled flooring, loft access with pull down ladder, tiled flooring, four windows to the side and rear, door to the rear garden and further door to the front.

### **Utility Room**

5' 11" x 9' 11" ( 1.80m x 3.02m )

There is plumbing for washing machine, space for tumble dryer, wall mounted gas combi boiler, quarry tiled flooring and window to the side.

### **Cloakroom**

2' 10" x 6' 4" ( 0.86m x 1.93m )

Having a WC and window to the rear.

### **First Floor Landing**

Having loft access and window to the front.

### **Bedroom One**

12' 11" x 13' max ( 3.94m x 3.96m max )

Having a range of built-in wardrobes, original floorboards and windows to the front and side.

### **Bedroom Two**

12' 11" x 13' max ( 3.94m x 3.96m max )

There are built-in wardrobes, original floorboards and windows to the front and side.

### **Bedroom Three**

6' 6" x 12' ( 1.98m x 3.66m )

Having original floorboards and window to the side.

### **Bathroom**

8' 5" x 7' 6" ( 2.57m x 2.29m )

Fitted with a suite comprising of a bath with shower attachment over, pedestal wash hand basin, WC, built-in storage cupboard and window to the side.

### **Outside Front**

To the front of the property there is a large block paved driveway providing ample parking, hedging, shrubs, gravelled area and gated access to the rear garden.

### **Rear Garden**

The enclosed fenced rear garden has a lawn, decorative borders, seating area, large area laid to concrete bases, gravelled area, outside water supply and outside light.



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## **Sleaford Road, Heckington Sleaford**

- Well-presented throughout
- Popular village location
- Conservatory
- Garage and ample parking
- Large three bedroom detached

Tenure: Freehold EPC Rating: E

# £345,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH111917 - 0005

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