



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

**welcome to**

**Sleaford Road, Heckington Sleaford**

Well-presented semi-detached house with off road parking for multiple cars, carport, large garden to rear as well as detached one bedroom annex, detached gym and detached office area.



### Entrance Porch

Being entered via a door from the front with further door to the:

### Lounge Diner

23' 6" x 18' 9" max ( 7.16m x 5.71m max )

Featuring a log burner, three radiators, understairs cupboard, ceramic tiled flooring and window.

### Kitchen

19' 11" max x 7' 5" ( 6.07m max x 2.26m )

Fitted with a range of wall and base units with oak work surfacing over, sink, double Rangemaster, integrated dishwasher, radiator, double larder cupboard and uPVC door into:

### Rear Porch

8' 11" x 4' 11" ( 2.72m x 1.50m )

Having double doors to the side garden.

### Utility Room

Space for fridge freezer and wooden door to WC.

### First Floor Landing

This spacious landing has a radiator and skylight.

### Bedroom One

13' 4" x 12' 9" ( 4.06m x 3.89m )

There are built-in wardrobes, dressing table, drawers, radiator, TV point and window.

### Bedroom Two

10' 4" x 9' ( 3.15m x 2.74m )

Having a radiator and window.

### Bathroom

5' 11" x 7' 10" ( 1.80m x 2.39m )

Fitted with a bath with shower over, wash hand basin with storage below, WC, heated towel rail, ceramic tiled flooring and storage with solar panel controls.

### Annexe

#### Lounge

12' 7" x 8' 10" ( 3.84m x 2.69m )

Entered via double doors from the garden patio with an electric storage heater and open plan to the:

#### Kitchen

8' 5" x 7' ( 2.57m x 2.13m )

Fitted with kitchen units, space for oven, sink, space for under counter fridge freezer, microwave, storage, vinyl flooring and window overlooking the garden.

#### Bedroom

10' 3" x 8' 10" ( 3.12m x 2.69m )

There is a storage heater and window.

#### Shower Room

Fitted with s shower cubicle, wash hand basin, WC and heated towel rail.

### Detached Office Building

5' 1" x 8' 8" ( 1.55m x 2.64m )

Having an electric heater, access to loft space, window and door.

### Rear Garden

The enclosed garden is mainly laid to lawn with double wooden carport, outside tap, outside power and double 5 bar gate.

### Shed

17' x 9' 10" ( 5.18m x 3.00m )

Fitted with a work bench, units, shelving, power and lighting.

### Gym

9' 8" x 8' 9" ( 2.95m x 2.67m )

Having rubber gym flooring, electric and TV point.



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## **Sleaford Road, Heckington Sleaford**

- One bedroom detached annex
- Double carport and off road parking for multiple vehicles
- Detached office
- Two double bedrooms
- Generous sized enclosed rear garden

Tenure: Freehold EPC Rating: C

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112233 - 0004

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