



**Hale Road, Heckington Sleaford NG34 9JN**

*welcome to*

## **Hale Road, Heckington Sleaford**

Fully renovated to a high standard throughout, this stunning extended detached home is the definition of "turn key" and is set in the sought after village of Heckington, within walking distance to shops, schools and train station. Call now to ensure you don't miss the opportunity to view!





### **Porch**

Open aspect tiled porch leading to a steel composite front door with side window.

### **Hall**

Karndean oak flooring, BT point, hanging area and radiator.

### **Lounge**

14' 4" x 13' 5" ( 4.37m x 4.09m )

TV point, Karndean oak flooring, window and radiator.

### **Kitchen Diner**

19' 11" x 10' 7" ( 6.07m x 3.23m )

New quality Wren kitchen fitted with a range of wall and base units with work surfacing over, one and a half bowl sink, double NEFF oven, NEFF hob, extractor, integrated dishwasher, understairs storage, LED spotlights, window and bi-fold doors leading to the patio/garden.

### **Office**

12' x 5' ( 3.66m x 1.52m )

Karndean oak flooring, TV point, LED spotlights, window and radiator.

### **Utility**

12' x 4' 9" ( 3.66m x 1.45m )

Karndean oak flooring, new gas boiler in 2022, water softener 2022, wall units with work surfacing over, space for washing machine and tumble dryer, door to garage and further fully glazed door to outside and LED spotlights.

### **WC**

Fitted with a hand wash vanity basin, WC, Karndean oak flooring, radiator, LED spot lights and window.

### **First Floor Landing**

Spacious landing with access to loft (with foldable loft ladder).

### **Bedroom One**

12' 8" x 12' ( 3.86m x 3.66m )

TV point, radiator and window with countryside views.

### **Walk-In Wardrobe/Dressing Room**

Hanging rails, shelves and led spot lights.

### **Ensuite**

11' 11" x 6' 1" ( 3.63m x 1.85m )

Fitted with a walk-in double shower cubicle with overhead rainfall shower, double hand wash vanity basin, WC, vertical black radiator with towel rails and electric toothbrush holder/chargers, LED spot lights and double aspect windows.

### **Bedroom Two**

13' 7" x 10' 5" ( 4.14m x 3.17m )

TV point, radiator and window with countryside views.

### **Bedroom Three**

10' 9" x 10' 5" ( 3.28m x 3.17m )

TV point, radiator and window to the rear aspect.

### **Bedroom Four**

9' x 9' 7" ( 2.74m x 2.92m )

TV point, radiator and window with countryside views.

### **Bathroom**

Fitted with a suite comprising of a bath with overhead rainfall shower, hand wash basin vanity unit, WC, LED spotlights, vertical black radiator with towel rails, toothbrush holder/charger and window.

### **Outside Front**

To the front of the property there is an extensive gravelled driveway providing parking for multiple vehicles. The rear garden can be accessed from both sides of the property, one side having ample space for wheelie bin storage.

### **Garage**

Insulated electric door, LED strip lighting, numerous double sockets, hot and cold plumbing and waste for potential sink.

### **Rear Garden**

The enclosed rear garden has a lawn, decking and porcelain tiled patio seating area with pathway to gateway. Outside tap. External double electric socket.

### **Agents Note**

We have been advised by the current vendor that there was a new gas boiler fitted in 2022 and new water softener 2022. Also there is a new roof, new plumbing/radiators and total rewire.



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## **Hale Road, Heckington Sleaford**

- Extended and renovated to a high standard throughout
- Driveway with extensive parking for multiple vehicles
- New quality Wren Kitchen with integrated appliances
- Ensuite and dressing room to master bedroom
- Sought after village location

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112547 - 0002

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