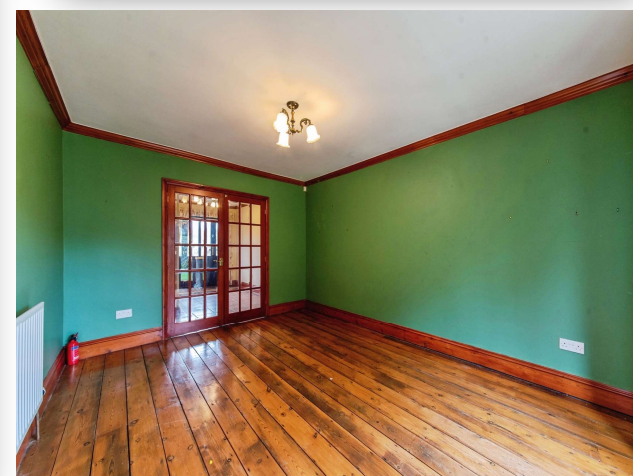


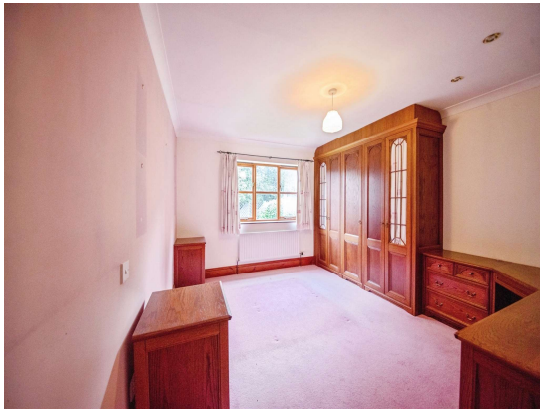


Willow Lodge Howell Road, Heckington Sleaford NG34 9RX

welcome to

Willow Lodge Howell Road, Heckington Sleaford

A spacious detached bungalow on a generous plot in the heart of Heckington. Offering excellent potential for modernisation, the property features good size accommodation including multiple reception rooms. Outside benefits include wrap-around gardens and ample parking to the front. NO ONWARD CHAIN.



Entrance Hall

Generous entrance, two radiators, loft access, uPVC front door and tiled floor.

Boot Room

3' 11" x 8' 1" (1.19m x 2.46m)

Having a radiator and window to the front.

Lounge

28' 1" x 13' (8.56m x 3.96m)

Large dual aspect lounge with feature brick-built fireplace, TV point, two radiators, wooden flooring, window to the front and side, patio doors leading to the garden and glazed double door from the hall.

Dining Room

14' 7" x 11' 2" (4.45m x 3.40m)

Being entered via glazed double doors from the hall, with a radiator, wooden flooring and patio doors giving access to the garden.

Bathroom

11' max x 8' 3" max (3.35m max x 2.51m max)

Fitted with a suite comprising of a bath, shower cubicle, wash hand basin, WC, bidet, radiator, large airing cupboard, tiled floor and window to the front.

Kitchen

21' x 11' (6.40m x 3.35m)

Large sunny kitchen, which is fitted with a range of wall and base units with work surfacing over, one and a half bowl sink, space for Range style oven, integrated dishwasher, integrated fridge with storage over, two radiators, tiled flooring, TV point, window to the front, uPVC patio doors with access to the patio and door to the:

Utility

8' 7" x 7' 3" (2.62m x 2.21m)

Having wall and base units, single drainer sink, plumbing for washing machine, space for further appliances, radiator, tiled floor, boiler and two uPVC doors with access to the back paved area and front garden.

Cloakroom

Fitted with a wash hand basin, WC, tiled floor and window to the rear.

Study / Bedroom Four

18' 6" x 9' 2" (5.64m x 2.79m)

Dual aspect with windows to the front and rear, internet point, two radiators and tiled floor. This flexible room offers scope for various uses as it is situated next to an external side door.

Bedroom One

18' 5" max x 11' 7" max (5.61m max x 3.53m max)

There is a built-in wardrobe and dresser, TV point, radiator and window to the rear.

Ensuite

Fitted with a shower cubicle, wash hand basin with storage below, WC, radiator and window to the side garden.

Bedroom Two

10' 5" x 10' 2" (3.17m x 3.10m)

Having a built-in wardrobe and dresser, radiator and window to the rear.

Bedroom Three

10' 1" x 8' 6" (3.07m x 2.59m)

There is a built-in wardrobe and dresser, radiator and window to the rear.

Outside Front

To the front of the property there is a large gravelled driveway with turning point, offering ample parking for multiple vehicles. There is a brick patio, which leads to the front and side doors, lawn and mature shrubs.

Garage

Being 1.5 width with electric door, lights and sockets. Externally at the rear there is a caravan charging connection point.

Rear Garden

The large wrap-around garden has a lawn, shed, fruit trees and mature plants. There is a garden utility area behind the shed with compost bins, also a large patio leading off the kitchen with ample seating areas. and retractable electric awning.

Agents Note

We are advised by the current owner that the boiler in the utility room is only two years old.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Willow Lodge Howell Road, Heckington Sleaford

- Detached bungalow on a good sized plot
- Three reception rooms
- Gated access to gravel driveway with parking for multiple vehicles
- Sought after village location full of amenities
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: F

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112784



Property Ref:
SNH112784 - 0005

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