



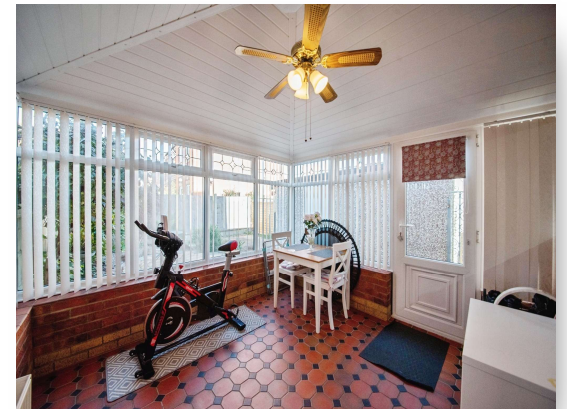
**Burton Road, Heckington Sleaford NG34 9QR**



**welcome to**

**Burton Road, Heckington Sleaford**

A semi-detached home situated in the popular village of Heckington. The property boasts off street parking and a non-overlooked rear garden. The property also benefits from gas central heating, uPVC double glazing and off street parking. Viewing is highly advised.



### **Lounge**

13' x 12' 1" ( 3.96m x 3.68m )

Being entered via the front door, featuring a fireplace with electric fire and surround, TV point, telephone point, laminate flooring, window to the front and stairs to the first floor.

### **Kitchen**

7' x 13' ( 2.13m x 3.96m )

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, sink with mixer tap, built-in electric oven, gas hob, extractor, plumbing for washing machine, space for under counter fridge, radiator, tiled flooring, frosted window to the side, further window and door to the:

### **Conservatory**

10' x 10' ( 3.05m x 3.05m )

Having windows, tiled flooring, fitted blinds, ceiling fan, radiator and door to the side leading to the garden.

### **First Floor Landing**

#### **Bedroom One**

9' 1" x 9' ( 2.77m x 2.74m )

There are fitted wardrobes and drawers, TV point, radiator, laminate flooring and window to the front.

#### **Bedroom Two**

7' x 7' ( 2.13m x 2.13m )

Having a radiator and window to the rear.

#### **Shower Room**

Fitted with a large corner shower cubicle, wash hand basin, WC, with storage, heated towel rail, laminate flooring, airing cupboard housing the boiler, access to the loft and window to the rear.

### **Outside Front**

To the front of the property there is a path leading to the front door, hedging and shrubs. To the side there is a gravelled driveway providing parking in a tandem style on the lead up to the garage and side access to the rear garden.

### **Garage**

Having up and over door, power and lighting and side door.

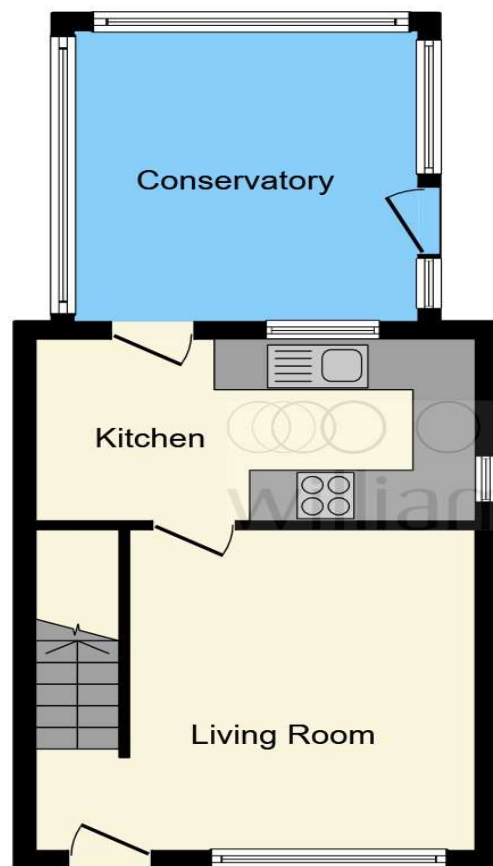
### **Rear Garden**

The enclosed fenced low maintenance rear garden with circular paving and outside light.

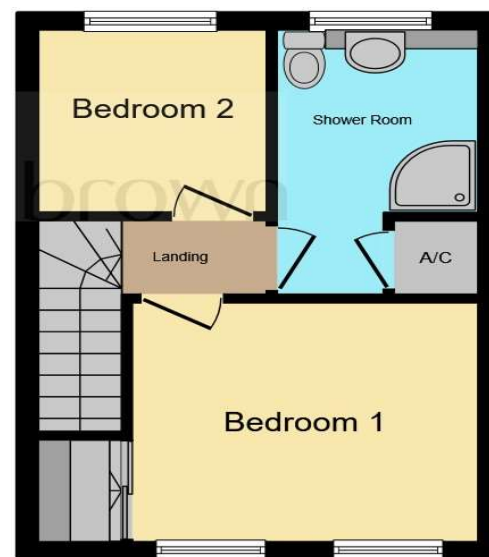


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**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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## **Burton Road, Heckington Sleaford**

- Two bedroom semi-detached house
- Detached garage and driveway
- Quiet village location
- Move-in ready
- Ideal for first time buyers or investors

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112917 - 0006

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