



**Godson Avenue, Heckington Sleaford NG34 9SB**

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## Godson Avenue, Heckington Sleaford

A beautifully presented end terraced house set in the sought after village location of Heckington perfect for first time buyers, offering off road parking for multiple vehicles and an enclosed rear garden. This property is within walking distance to all local amenities.



**Entrance Hall**

Having a radiator and stairs rising to the first floor.

**Lounge**

Being entered via the main door, featuring a fireplace with electric fire, radiator, TV point and window to the front.

**Kitchen Diner**

Fitted with a range of wall and base units with work surfacing over, single drainer sink, gas cooker, extractor, integrated dishwasher, plumbing for washing machine, tiled flooring, understairs cupboard and window to the rear.

**Conservatory**

Having windows, tiled flooring, radiator and doors to the garden.

**First Floor Landing**

Having access to the partly boarded loft with a ladder.

**Bedroom One**

There is a radiator and window to the front.

**Bedroom Two**

Having a radiator and window to the rear.

**Bedroom Three**

There is a radiator and window to the rear.

**Bathroom**

Fitted with a recently refurbished suite comprising of a bath with shower over, wash hand basin with storage below, WC, shaver point, vinyl flooring, extractor, storage cupboard and window to the front.

**Outside Front**

To the front of the property there is a block paved driveway.

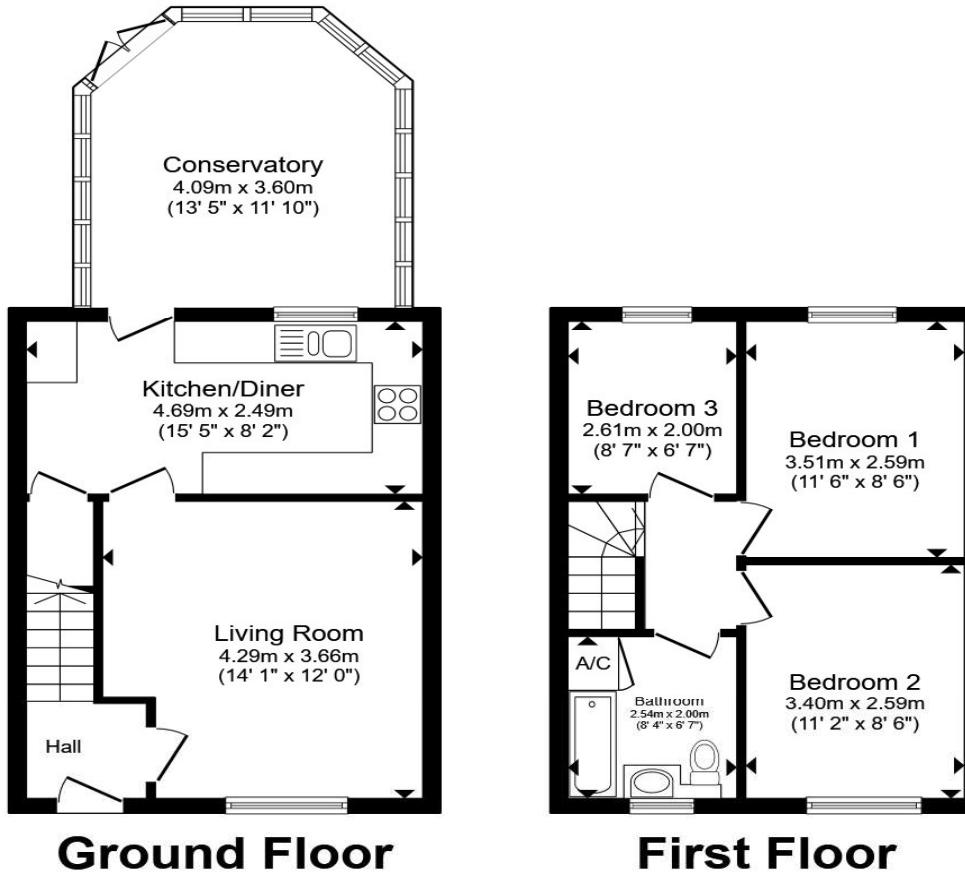
**Rear Garden**

The enclosed rear garden has a lawn, patio and shed.



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**Total floor area 79.2 m<sup>2</sup> (852 sq.ft.) approx**

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.propertybox.io](http://www.propertybox.io)

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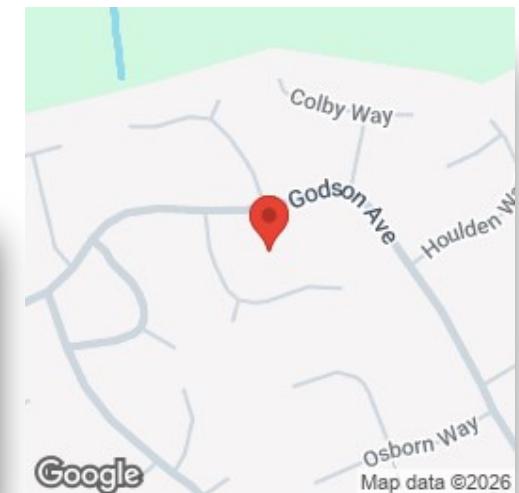
## Godson Avenue, Heckington Sleaford

- Desirable residential area
- Move in ready, perfect for first time buyers!
- Large conservatory
- Block paved driveway with gated access to rear garden
- Modern kitchen and bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£220,000**



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Property Ref:  
SNH112991 - 0007

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