



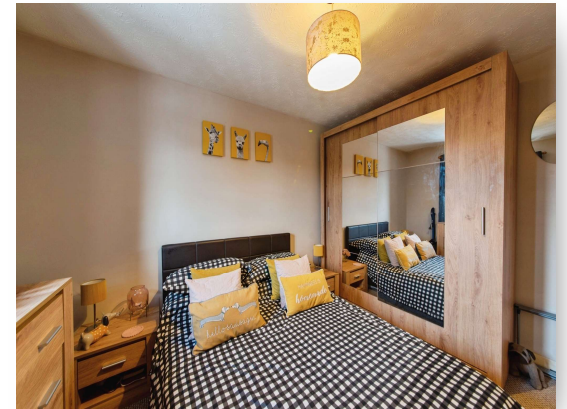
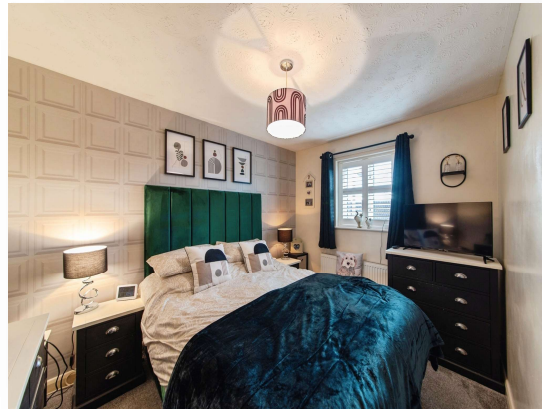
**Godson Avenue, Heckington Sleaford NG34 9SB**



**welcome to**

**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.

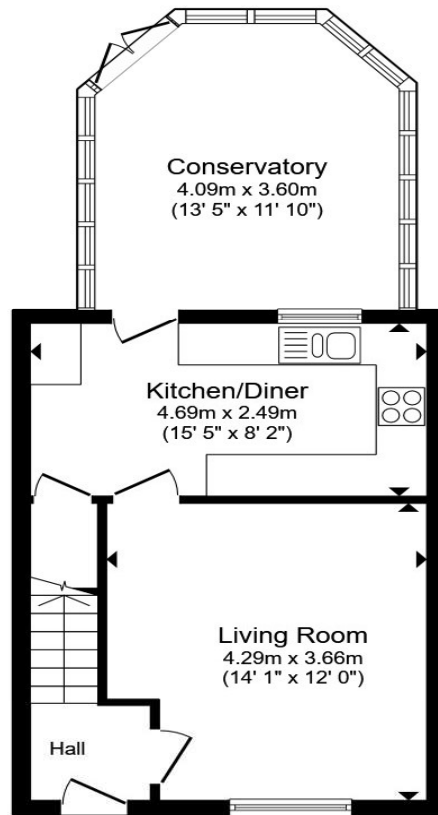
**Rear Garden**

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

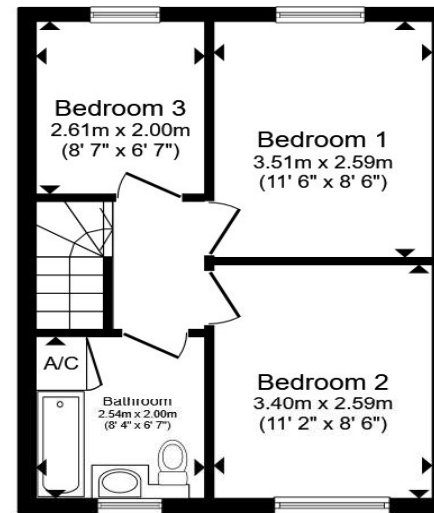


***view this property online*** [williamhbrown.co.uk/Property/SNH112991](http://williamhbrown.co.uk/Property/SNH112991)





**Ground Floor**



**First Floor**

**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)

**welcome to**

## **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**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SNH112991](https://williamhbrown.co.uk/Property/SNH112991)



Property Ref:  
SNH112991 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**