



Eastgate, Heckington  
£350,000



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## Key Features

- Detached House
- Lounge
- Four Bedrooms
- Utility Room
- En-Suite To Master
- Double Detached Garage
- EPC rating C





### Entrance Hall

With part glazed upvc entrance door, tiled flooring, ceiling spots lights, radiator, telephone point and stairs leading to the first floor landing.

### Kitchen

2.83m x 4.21m (9'4" x 13'10")

Having a range of base and eye level units with work surface over, integrated larder fridge and freezer, Rangemaster cooker and gas hob with extractor hood over, inset wine cooler, breakfast bar, 1.5 bowl sink and drainer, usb points, feature radiator and two windows to side aspect.



### Cloakroom

With low level w.c, wall mounted wash hand basin, heated towel rail and window to side aspect.

### Utility Room

2.85m x 2.17m (9'5" x 7'1")

Having a range of base and eye level units with work surface over, plumbing for washing machine, further appliance space, sink with drainer, window to front aspect and part glazed door to side.



### Dining Room

2.87m x 3.78m (9'5" x 12'5")

With bay window to front aspect, sliding patio doors to side, radiator and arch way through to lounge.

### Lounge

2.74m x 4.90m (9'0" x 16'1")

With sliding patio door leading on to the patio area, window to side aspect, TV point and electric fire set in decorative surround.

### First Floor Landing

With stairs taken from the entrance hall, window to side aspect and radiator.

### Bedroom One

2.87m x 3.73m (9'5" x 12'2")

With window to rear aspect, radiator, usb charging points, TV point, fitted wardrobes and cupboards.

### En-Suite

Having double shower cubicle with bar shower, low level w.c, heated towel rail, wall mounted wash hand basin, tiled flooring and part tiling to walls.

### Bedroom Two

2.87m x 3.73m (9'5" x 12'2")

With window to front and side aspects, TV point and radiator.

### Bedroom Three

2.85m x 3.78m (9'5" x 12'5")

With window to rear aspect and radiator.

### Bedroom Four

2.95m x 2.09m (9'8" x 6'11")

With window to front aspect and radiator.

### Family Bathroom

With spa bath, corner shower cubicle, wash hand basin set in vanity unit with storage under, low level w.c, heated towel rail, tiled flooring, part tiling to walls and window to rear aspect.

### Double Garage

5.16m x 4.35m (16'11" x 14'4")

Having up and over door, power and lighting and window to rear.



## Outside

To the front of the property is a driveway providing off road parking and a paved pathway leads to the entrance door. The driveway continues past the timber gates and provides a large area of hard standing and access to the garage. The rear garden is mainly laid to lawn with timber fence surround. The patio area provides private space for the hot tub and seating area. The outside benefits from power points and outside water tap.

## Agents Note

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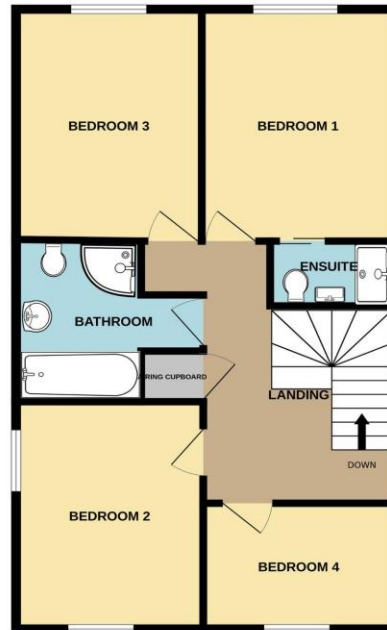


# Floorplan

GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



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