



Godson Avenue, Heckington
£270,000



- Detached Bungalow
- Two Bedrooms
- Modernised To High Standard
- Kitchen Diner
- Shower Room
- Garage
- Freehold
- EPC rating C
- Council Tax Band C



Located in the popular village of Heckington is this spacious and well presented detached bungalow which has been updated throughout by the current owners. Benefiting from fitted appliances including dishwasher, eye level double oven, microwave and fridge freezer to the kitchen. The full accommodation comprises Entrance Hall, Lounge, Dinning Kitchen, Two bedrooms, Shower Room and Single Garage. The property benefits from upvc triple glazing, gas central heating and benefits from ample parking space to the front and a low maintenance rear garden.

Entrance Hall

Having composite entrance door, radiator, access to loft space and storage cupboard housing combi boiler and further large cupboard space.

Lounge

3.58m x 5.51m (11'8" x 18'1")

Having windows to front and side elevations, TV point, telephone point and radiator.

Kitchen Diner

3.58m x 4.80m (11'8" x 15'8")

Having a range of modern base and eye level units with work surface over and inset one and a half bowl sink drainer, integrated appliances including fridge freezer, microwave, Neff dish washer and washing machine, Neff double oven, induction hob with extractor hood over, breakfast bar, radiator, TV point and windows to rear and side elevations,



Rear Hallway

Having part glazed UPVC door leading to the side of the property, cloak hanging space and part tiling to walls.

Shower Room

2.44m x 1.83m (8'0" x 6'0")

Being fully tiled and comprising of low level WC, hand wash basin set in vanity unit, double shower cubicle with mains fed rain effect shower head, further wall mounted storage cupboards, underfloor heating, radiator, and window to side elevation.

Bedroom One

3.76m x 3.35m (12'4" x 11'0")

Having window to rear aspect, radiator and air-conditioning unit.

Bedroom Two

3.71m x 3.35m (12'2" x 11'0")

Having window to rear aspect and radiator.

Garage

2.90m x 5.18m (9'6" x 17'0")

Having alarmed electric roller door, power and light, window to rear, water tap and personnel door to side leading to the rear garden.

Outside

To the front of the property is a driveway which provides ample off road parking and a gravelled area for further parking with decorative plant and shrub borders. The rear garden is mainly laid to gravel for low maintenance with shrub borders and timber fence surround, a paved patio area and summer house, a pathway provides access to the front of the property from the rear.



Agent Note

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Floorplan

GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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