



Dickinson Road, Heckington  
£335,000



- Detached Bungalow
- Three Bedrooms
- Immaculately Presented
- Popular Village Location

- Only 4 Years Old
- Private East Garden
- Freehold
- EPC rating B; Council Tax Band: C



This MODERN THREE BEDROOM DETACHED BUNGALOW is located on the popular Dickinson Road estate in Heckington, being built only four years ago. Benefiting from an Open Plan Living Kitchen area, Underfloor Heating throughout, and a Walk In Shower Room, the Property Further Comprises; Utility Room, Three Bedrooms, En Suite to Master and Garage. An Early Viewing is Highly Recommended to fully appreciate the standard and size of property on offer.

### Entrance Hall

With part glazed door to front, airing cupboard, LVT flooring and access to loft space.

### Open Plan Lounge/Kitchen/Diner

7.42m x 4.50m (24'4" x 14'10")

The kitchen area offers base and eye level units with work surface over and inset one and a half sink with drainer and filtered tap, full length integrated fridge and full length integrated freezer, integrated Bosch oven, Bosch 5 ring induction hob with Bosch extractor hood over, integrated Bosch dishwasher, spotlights, Luxury Vine Tile flooring and window to rear with.

The Lounge area is laid to LVT flooring with bi-fold doors to rear and fitted blinds, TV point, and window to side.

### Utility Room

2.69m x 1.65m (8'10" x 5'5")

With base level units with work surface over and inset sink drainer, water softener, space and plumbing for washing machine, space for tumble dryer, boiler and door to garage.





### Master Bedroom

3.25m x 4.27m (10'8" x 14'0")

Having window to front, built in wardrobe, TV point and bay window to front.

### En Suite To Master

Being fully tiled and having low level WC, hand wash basin set in vanity unit with storage cupboards under, double shower cubicle with mains fed shower, heated towel rail, extractor fan and window to side.

### Bedroom Two

2.69m x 3.07m (8'10" x 10'1")

Having window to front and TV point.

### Bedroom Three

2.69m x 2.37m (8'10" x 7'10")

Having window to side and TV point.

### Shower Room

Being fully tiled and having walk in mains fed shower with rain effect shower head, low level WC, hand wash basin set in vanity unit with storage cupboard under, heated towel rail, shaver point and window to side.

### Garage

3.28m x 5.64m (10'10" x 18'6")

With electric roller garage door, power and light, personnel door to side and door to utility room.

### Outside

To the front of the property is a block paved driveway which in turn leads to the garage, block paved ramp pathway leading to front door with area laid to lawn with iron fence and side access leading to the rear garden.

The landscaped rear garden is laid mainly to lawn with extended patio, decorative borders with shrubbery, outside tap and fully enclosed by panel fencing.



### Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

### Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 4 Southgate, Sleaford, NG34 7RZ.

### Agents Note

This property is subject to an annual maintenance charge, please contact our office for further information.





## Floorplan

GROUND FLOOR  
1177 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 sq.m.) approx.



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