



Vicarage Road, Heckington  
£350,000



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Freehold

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## Key Features

- Extended Detached House
- Three Bedrooms
- Multiple Outbuildings
- Immaculately Presented Throughout
- Landscaped Rear Garden
- Popular Village Location
- EPC rating TBC
- Council Tax Band C





Located in the popular village of Heckington is this stunning Three Bedroom Detached Home with an array of Workshops/Outbuildings to the rear. Internally the property is immaculately presented throughout, having two reception rooms, a modern kitchen fitted in the last 4 years and a recently fitted new downstairs bathroom. Having 5 Workshops/Outbuildings and a Large Double Garage in the beautifully landscaped rear garden, this property certainly needs to be viewed to be fully appreciated.

### Entrance Hall

With part glazed entrance door and stairs leading to 1st floor.

### Lounge

6.33m x 3.42m (20'10" x 11'2")

Having an open fire place with space for log burner, TV point, under stairs storage, two windows to front aspect and radiator.

### Kitchen

4.51m x 2.96m (14'10" x 9'8")

Modern kitchen comprising a range of base and eye level units with work surface over, integrated oven with 5 ring gas burner and extractor hood over, integrated dishwasher, integrated fridge, composite sink with mixer tap and drainer, water softener, breakfast bar, windows to rear and side, part glazed door to side, tiled flooring and radiator,

### Dining Room

3.93m x 4.60m (12'11" x 15'1")

With open fire place with space for log burner, french doors to side garden and radiator.

### Utility Room

3.33m x 2.34m (10'11" x 7'8")

Having a range of base and eye level units with work surface over, space and plumbing for washing machine, space for fridge freezer and window to side aspect.

### 2nd Reception Room

4.74m x 3.44m (15'7" x 11'4")

With tiled flooring, window to front aspect and radiator.

### Rear Porch

With part glazed door to side, windows to side, tiled flooring and radiator.

### Downstairs Bathroom

Modern suite comprising roll top bath, hand wash basin, low level wc, extractor fan, heated towel rail and window to rear aspect.

### Landing

With stairs taken from first floor.

### Bedroom One

3.97m x 4.50m (13'0" x 14'10")

With window to side aspect and radiator.

### Bedroom Two

3.32m x 3.50m (10'11" x 11'6")

With window to front aspect, fitted wardrobes and radiator.





### Bedroom Three

2.65m x 2.55m (8'8" x 8'5")

With window to front aspect and radiator.

### Shower Room

Modern suite comprising electric corner shower, pedestal hand wash basin, low level wc, velux window to front and heated towel rail.

### Outside

The rear garden offers ample parking on an initial concrete driveway leading to block paved up providing access to the double garage. An area laid to lawn with decorative flowers and shrubbery, further leading to block paved area with two pergolas providing outdoor seating, EV Charging point and external power sockets and outside tap. To the side of the property offers a further area laid to lawn, with storage along the back of the outbuildings and side access to front.

### Double Garage

7.16m x 4.97m (23'6" x 16'4")

With two electric roller doors, electric and lighting, access to outbuilding 5.

### Outbuilding One

2.87m x 3.79m (9'5" x 12'5")

With timber door to side, window to side, electric and lighting and access to outbuilding 2.

### Outbuilding Two

4.36m x 5.63m (14'4" x 18'6")

With large timber door to side, sink with drainer, windows to side and front, electric and lighting.

### Outbuilding Three

3.61m x 8.18m (11'10" x 26'10")

Large timber door to side, windows to side aspects, electric and lighting.



## Outbuilding Four

3.61m x 5.25m (11'10" x 17'2")

Large timber door to side, electric and lighting.

## Outbuilding Five

3.61m x 4.18m (11'10" x 13'8")

With access taken from double garage, loft space, electric and lighting with window to side aspect.

## Agents Note

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# Floorplan



TOTAL FLOOR AREA: 2897 sq.ft. (269.2 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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