



Osborn Way, Heckington  
£145,000



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- Terraced Bungalow
- Two Double Bedrooms
- South Facing Rear Garden
- Allocated Parking Space
- Council Tax Band A
- Close Walking Distance to Village Centre
- Over 55's Only
- Freehold
- EPC rating D





Located within close walking distance to the centre of the ever popular village of Heckington is this Two Bedroom Terraced Bungalow. Available for purchase for over 55's only, the bungalow offers an allocated parking space to front with a South Facing garden to rear. Internally the property is well presented, comprising; Entrance Hall, Lounge, Kitchen, Conservatory, Two Double Bedrooms and Bathroom. An early viewing is highly recommended to fully appreciate the size and standard of property on offer.

### Entrance Hall

With part glazed door to front, storage cupboard and radiator.

### Lounge

3.57m x 4.62m (11'8" x 15'2")

With TV and BT point, patio doors to conservatory and window to front aspect.

### Kitchen

3.00m x 0.00m (3'0" x 0'0")

Having a range of base and eye level units with work surface over, space for freestanding oven, space for fridge freezer, sink with mixer tap and drainer, space and plumbing for washing machine, window to rear aspect and radiator.



### Conservatory

3.08m x 2.51m (10'1" x 8'2")

Being of timber build, with patio door and side door to garden.

### Bedroom One

3.60m x 3.19m (11'10" x 10'6")

With window to front aspect, built in wardrobes and radiator.

### Bedroom Two

2.35m x 3.23m (7'8" x 10'7")

With window to rear aspect and radiator.

### Family Bathroom

Four piece suite with corner mains fed shower, panelled bath, pedestal hand was basin, low level wc, airing cupboard, window to front aspect and radiator.

### Outside

The front of the property offers one allocated parking space, with shared area laid to lawn leading to front entrance.

The SOUTH FACING rear garden is of low maintenance and well presented, offering a generous sized patio area, further laid to lawn with shrubbery and hedge borders with timber fence surround.





### Agents Note

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# Floorplan

GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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