



Kyme Road, Heckington  
£340,000



- Detached House
- Three Bedrooms
- Barn and Stables with Planning Permission Granted for Conversion
- Large Plot
- Popular Village Location
- South Facing Garden
- Freehold
- EPC rating: TBC
- Council Tax Band: B



This Three Bedroom Detached Home sits in a large plot and offers the exciting opportunity of the conversion of a former barn and former stable at the rear of the property. Planning Permission has been granted under reference 22/1239/HOUS with North Kesteven District Council. The property itself internally comprises; Entrance Porch, Lounge, Dining Room, Kitchen, Utility Room, Downstairs Bedroom with En Suite, Two Bedrooms upstairs with a Family Bathroom. With the further benefit of a large front garden and South Facing rear garden, a viewing is highly recommended to fully appreciate the size, location and potential of property on offer.

### Entrance Porch

With part glazed door to front, leading through to hallway with stairs to 1st floor and door to Lounge.

### Lounge

3.52m x 4.58m (11'6" x 15'0")

With feature fire place with multi burner, TV point, windows to front and rear aspects and radiator.

### Dining Room

3.55m x 4.58m (11'7" x 15'0")

Accessed from the Lounge, brick built fire place, fitted storage, BT point, storage cupboard under stairs, tiled flooring, windows to front, rear and side aspects and radiator.





### Utility Room

2.70m x 1.28m (8'11" x 4'2")

With WC, plumbing for washing machine, large Belfast sink, window to front aspect and access to loft space.

### Kitchen

3.77m x 3.91m (12'5" x 12'10")

Having a range of base level units with work surface over, freestanding double oven with 7 ring gas burner and extractor hood over, composite sink with mixer tap and drainer, space for fridge freezer, space and plumbing for dishwasher, tiled flooring, part glazed door and french doors to garden and radiator. Door through to:

### Bedroom Three

2.68m x 3.32m (8'10" x 10'11")

With wooden flooring, storage cupboard, glazed door on to garden and radiator.

### En Suite

Fully tiled suite comprising mains fed shower with rain effect head over, hand wash basin set in vanity unit with cupboards under, low level wv, heated towel rail and extractor fan.

### Landing

With stairs taken from Hall, window to rear aspect, radiator and access to loft.

### Bedroom One

3.54m x 4.57m (11'7" x 15'0")

With TV point, cast iron fire place, dual aspect windows to front and rear and radiator.

### Bedroom Two

4.54m x 2.30m (14'11" x 7'6")

With windows to front aspect and radiator.

### Bathroom

Three piece suite comprising P shaped bath with mains fed shower over, pedestal hand wash basin, low level wc, window to rear aspect and radiator.

## Outside

The front of the property offers a large area laid to lawn, ample parking, further laid to shrubbery with side access to rear.

The South Facing rear garden is mainly laid to lawn with patio area, further area laid to decking with timber summer house, timber fence and hedge surround.

## Barn

3.79m x 8.32m (12'5" x 27'4")

Being of breeze block construction with a new roof, one opening for Entrance from the garden, two openings for windows.

## Stables

4.42m x 6.23m (14'6" x 20'5")

Being of brick build, opening for Entrance door from garden, two openings for windows on the ground floor, space within the loft for expansion to a 2nd floor with three openings for windows.

## Agents Note regarding Barns

Planning Permission has been granted under reference 22/1239/HOUS.





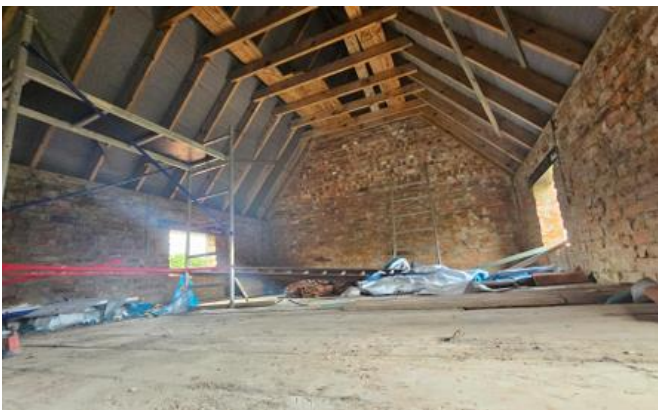
### Agents Note

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.



# Floorplan

GROUND FLOOR  
1391 sq.ft. (129.2 sq.m.) approx.

1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (165.9 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.  
Made with Metropix ©2024



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk