



Hale Road, Heckington  
£325,000



3



1



2

Freehold



## Key Features

- Detached Bungalow
- Three Bedrooms
- Well Presented Throughout
- Beautiful Gardens
- Popular Village Location
- Modern Four Piece Bathroom
- EPC rating: TBC
- Council Tax Band: C





In the popular village of Heckington is this Well Presented Three Bedroom Detached Bungalow. Boasting beautifully presented front and rear gardens, internally the property has generous sized rooms throughout comprising; Entrance Hall, Lounge, Breakfast Kitchen, Dining Room, Conservatory, Three Bedrooms and Family Bathroom. An early viewing is highly recommended to fully appreciate the standard, size and location of property on offer.



#### Entrance Hall

With a part glazed Entrance door, BT point, airing cupboard, access to loft and radiator.

#### Lounge

4.02m x 4.98m (13'2" x 16'4")

With gas fire place set in decorative surround, bow window to front aspect, TV point and radiator.

#### Dining Room

2.51m x 3.25m (8'2" x 10'8")

With double doors from the Lounge, patio doors to conservatory, door through to Kitchen and radiator.

#### Breakfast Kitchen

2.94m x 5.24m (9'7" x 17'2")

Having a range of base and eye level units with work surface over, one and a half sink with drainer and mixer tap, integrated oven with four ring gas burner and extractor hood over, space for table and chairs, leading through to utility area with a range of base level units with work surface over, space and plumbing for washing machine, space for a further two under counter appliances, part glazed door to side, window to rear garden and through to conservatory and radiators.



#### Conservatory

2.78m x 4.78m (9'1" x 15'8")

Being part brick and uPVC build, tiled flooring, french doors to garden and radiator.

#### Bedroom One

3.40m x 3.37m (11'2" x 11'1")

With built in wardrobes, window to rear garden and radiator.

#### Bedroom Two

3.40m x 3.17m (11'2" x 10'5")

With window to side aspect and radiator.

#### Bedroom Three

3.40m x 2.57m (11'2" x 8'5")

With window to side aspect and radiator.

#### Family Bathroom

Modern fully tiled four piece suite with electric shower cubicle, paneled bath, hand wash basin, low level wc, shaver point, heated towel rail, extractor fan and window to side aspect.

#### Garage

3.40m x 4.78m (11'2" x 15'8")

With up and over garage door, personnel door to side, electric and lighting.





## Outside

The front of the property offers privacy with a hedge surround, ample parking with a block paved driveway leading to single garage, further area laid to gravel with a beautifully kept area with flowers and shrubbery, side access to rear.

The West Facing private rear garden is again beautifully presented, with a patio area taken from the conservatory, leading to area laid to lawn with multiple borders with flowers and shrubbery, timber shed, outside tap and lighting with hedge surround.



## Agents Note

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# Floorplan

GROUND FLOOR  
1258 sq.ft. (116.9 sq.m.) approx.



TOTAL FLOOR AREA: 1258 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information presented here, measurements of doors, windows, rooms and any other items are approximate and should not be relied upon for any prospective purchaser. The services, systems and appliances shown are for illustrative purposes only and do not represent any specific brand or model.



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