



Dickinson Road, Heckington  
£200,000



- Semi-Detached House
- Two Double Bedrooms
- Immaculately Presented Throughout
- Kitchen Diner
- Popular Estate and Village Location
- Only 5 years Old
- Freehold
- EPC rating B



Situated in the popular village of Heckington and on an estate only 4 years old is this exceptional and HIGH SPECIFICATION semi-detached house. Internally the property offers Entrance Hall, Downstairs W.C, Kitchen Diner with fitted BOSCH appliances, Lounge, Conservatory, Two Double Bedrooms and Family Bathroom. The property also benefits from uPVC double glazing, gas central heating with underfloor heating to the ground floor, block paved driveway for three vehicles and enclosed private rear garden. Presented to a standard to match the specification and finish, this house must be viewed to fully appreciate.

### Entrance Hall

Having part glazed UPVC door to front and access to Kitchen/Diner, Lounge and Cloakroom.

### Cloakroom

Having low level WC and hand wash basin set in vanity unit with cupboard under.

### Kitchen Diner

4.16m x 3.30m (13'7" x 10'10")

Having a range of base and eye level units with work surface over, one and a half sink with drainer, integrated eye level BOSCH double oven, gas hob with extractor hood over, integrated BOSCH dishwasher, integrated washing machine, Integrated BOSCH fridge/freezer, under stairs storage cupboard, LVT flooring and two windows to front.

### Lounge

4.15m x 3.92m (13'7" x 12'11")

Having Bi-Fold doors to South Facing Rear Garden, bay window to side, TV point, Telephone point and stairs to 1st floor.



### Landing

With stairs taken from ground floor, access to loft and radiator.

### Bedroom One

4.15m x 3.56m (13'7" x 11'8")

Having TV point, windows to front and radiator.

### Bedroom Two

4.15m x 2.81m (13'7" x 9'2")

Having TV point, windows to rear and radiator.

### Bathroom

2.40m x 1.71m (7'11" x 5'7")

Having a P shaped bath with mains fed shower over and rain effect head, hand was basin set in vanity unit with cupboards under, low level wc, heated chrome towel rail, extractor fan and window to side.

### Outside

The front of the property has a small area laid to lawn, block paved driveway providing ample parking and access to front door with gated access to rear. The rear of the property is mainly laid to lawn with generous sized patio area and timber fence surround.

### Maintenance Charge



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

### 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.

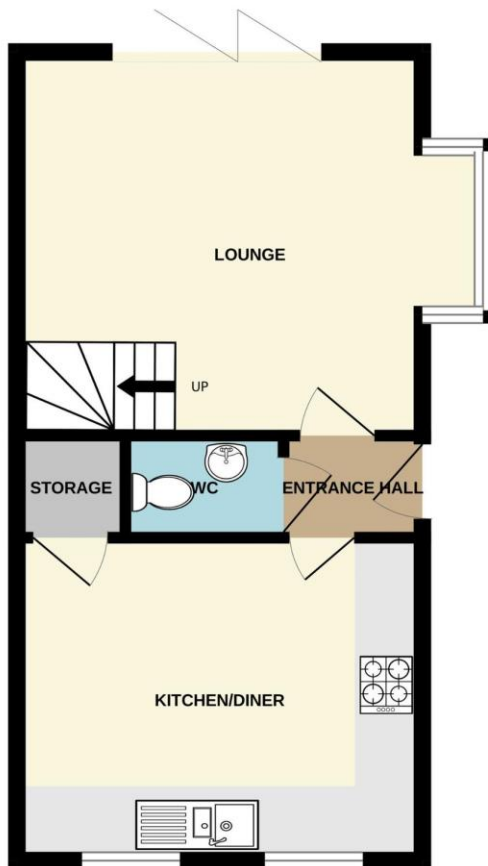
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As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their 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.

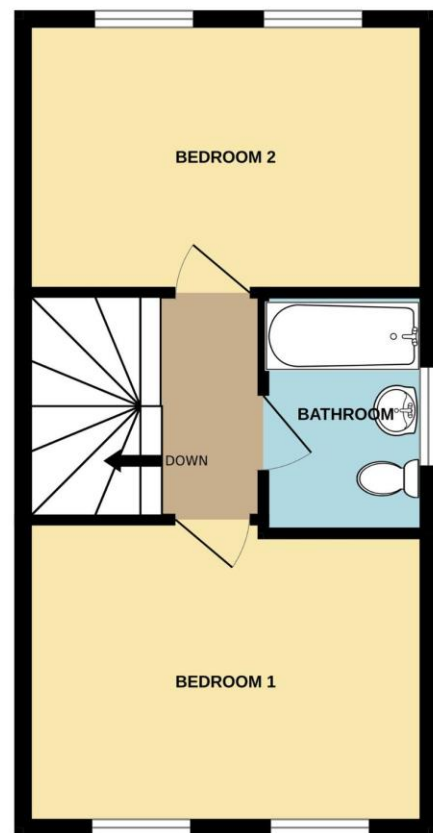


# Floorplan

GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.6 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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