

Beech Close, Sleaford
£465,000



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Freehold



Key Features

- Extended Detached House
- Four Double Bedrooms
- Open Plan Breakfast Kitchen/Family Room
- Immaculately Presented Throughout
- Corner Plot on a Cul-de-Sac
- Popular Village Location
- EPC rating C
- Council Tax Band: D





Situated in the corner of a Cul-De-Sac in the ever popular and sought after village of Heckington, is this Immaculately Presented Four Double Bedroom Detached Family Home. With an extension to rear to now offer the blend of open plan living with a large Breakfast Kitchen and Family Room, bi-fold doors leading on to a beautifully presented rear garden with a brick built bar area - – the perfect space for entertaining. Internally the property further comprises; Entrance Hall, Lounge, Dining Room which opens up to the Family Room, Utility Room, Cloakroom, Four Double Bedrooms, En Suite to Master and Shower-Room. With the added benefit of a double garage, an early viewing is highly recommended to fully appreciate the standard, size and location of property on offer.

Entrance Hall

With part glazed door to front aspect, stairs to first floor with storage under and radiator.

Lounge

3.56m x 4.87m (11'8" x 16'0")

With bay window to front aspect, electric fire place set in decorative surround, TV and BT point and radiator.

Breakfast Kitchen

4.70m x 4.98m (15'5" x 16'4")

Modern breakfast kitchen fitted in 2021, offering a range of base and eye level units with work surface over, central island with composite one and a half sink with extendable mixer tap and drainer, water softener, breakfast bar, electrical sockets and storage beneath. 4 Ring gas Burner with extractor hob over, two eye level integrated Bosch ovens, integrated fridge freezer, integrated dishwasher, opening to Family Room, velux windows, window overlooking rear garden and vertical radiator.

Family Area

3.26m x 3.50m (10'8" x 11'6")

With bi fold doors to garden, opening from the Breakfast Kitchen and folding doors from the Dining Room.

Dining Room

3.56m x 4.08m (11'8" x 13'5")

With folding doors opening to family room and radiator.

Utility Room

2.36m x 2.83m (7'8" x 9'4")

Fitted in 2021, with a range of base and eye level units with work surface over, sink with extendable mixer tap and drainer, space and plumbing for washing machine, space for further appliance, boiler (fitted in 2020), door through to garage, part glazed door to garden, window to side aspect and radiator.

Cloakroom

With hand wash basin, wc, window to rear aspect and radiator.

Landing

With stairs taken from ground floor, airing cupboard, access to loft space and window to front aspect.

Bedroom One

4.72m x 2.84m (15'6" x 9'4")

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

En Suite

Modern three piece suite comprising double mains fed shower, hand wash basin, and low level wc set in vanity unit with storage, heated towel rail and extractor fan.

Bedroom Two

3.56m x 3.42m (11'8" x 11'2")

With window to rear aspect and radiator.





Bedroom Three

3.56m x 3.23m (11'8" x 10'7")

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

Bedroom Four

2.53m x 3.13m (8'4" x 10'4")

With window to front aspect and radiator.

Bathroom

Modern Three piece Shower room with double walk in mains fed shower, hand wash basin, low level wc, heated towel rail, extractor fan and window to side aspect.

Garage

5.04m x 5.54m (16'6" x 18'2")

With two electric garage doors to driveway, door through to utility room, electric and lighting.

Outside

Located on a corner plot at the end of a Cul-De-Sac, the front of the property offers a brick wall entrance with electric lights with an option for an electric gate to be fitted, leading to large block paved driveway providing parking for at least 4 vehicles, further small area laid to lawn with shrubbery and side access to rear.



The South Facing rear garden is a particular feature of the property, one of the main attractions being the brick built bar area with pergola over which leads from the bi-fold doors in the family room – perfect for outdoor entertaining, generous sized patio area wrapping around the property, further area laid to lawn with decorative borders and shrubbery, outside tap and electric sockets, fence surround.

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Agents Note

These are draft particulars awaiting vendor approval.

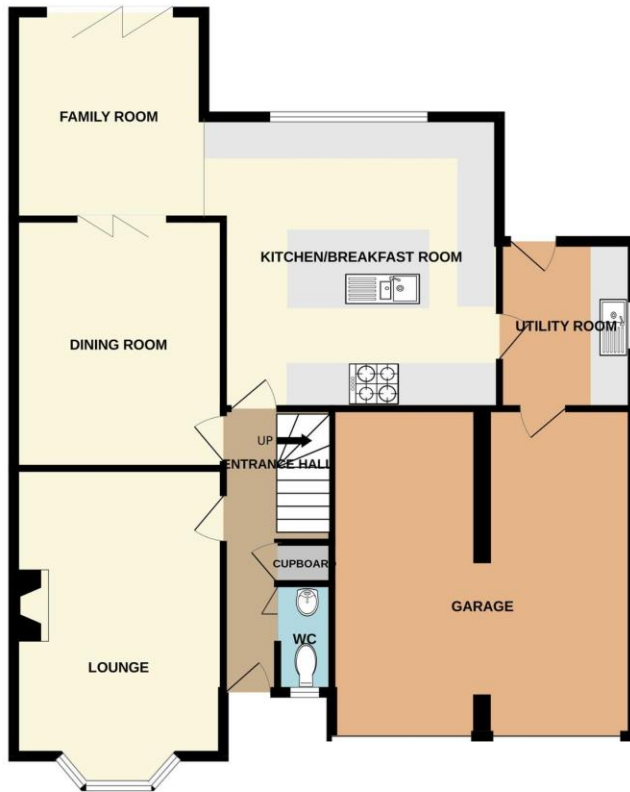
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Floorplan

GROUND FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1891 sq.ft. (175.7 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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