



Leachman Close, Heckington  
£235,000



- Semi Detached House
- Three Bedrooms
- Immaculately Presented Throughout
- Underfloor Heating Downstairs
- Conservatory
- Private Rear Garden
- Council Tax Band B
- EPC rating B



In the popular village of Heckington sits this Immaculately Presented Three Bedroom Semi-Detached House. Only 5 years old, the property is high spec throughout with underfloor heating downstairs and Bosch appliances in the Kitchen Diner and a Conservatory to Rear. The property further comprises of an Entrance Hall and Cloakroom, Three Bedrooms, En Suite and Family Bathroom. An early viewing is highly recommended to fully appreciate the standard, size and position of property on offer.

### Entrance Hall

With part glazed composite door to front aspect.

### Kitchen Diner

3.58m x 4.14m (11'8" x 13'7")

Having a range of base and eye level units with work surface over, composite one and a half sink with mixer tap and drainer, 4 ring gas burner with extractor hob over, integrated eye level double oven, wine cooler, integrated washer dryer, integrated fridge freezer, storage cupboard under stairs and two windows to front aspect.

### Lounge

5.05m x 4.05m (16'7" x 13'4")

With TV and BT point, bay window to side aspect, French doors to Conservatory and stairs to 1st flooring.

### Conservatory

2.69m x 3.19m (8'10" x 10'6")

Being part brick and uPVC build and French Doors to Garden.



### Cloakroom

With hand wash basin and low level wc.

### Landing

With stairs taken from Lounge, access to loft space and radiator.

### Bedroom One

3.93m x 3.05m (12'11" x 10'0")

With TV point, window to front aspect and radiator.

### En Suite

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to front aspect and extractor fan.

### Bedroom Two

2.76m x 2.92m (9'1" x 9'7")

With window to rear aspect and radiator.

### Bedroom Three

2.18m x 2.92m (7'2" x 9'7")

With window to rear aspect and radiator.

### Bathroom

Three Piece Suite with P Shaped bath with mains fed shower over, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to side aspect and radiator.



## Outside

The front of the property offers parking for three vehicles with a block paved driveway with side access to rear, further area laid to lawn.

The rear garden is well presented offering a patio area, timber shed with electric, further laid to lawn with timber fence surround.

## 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.

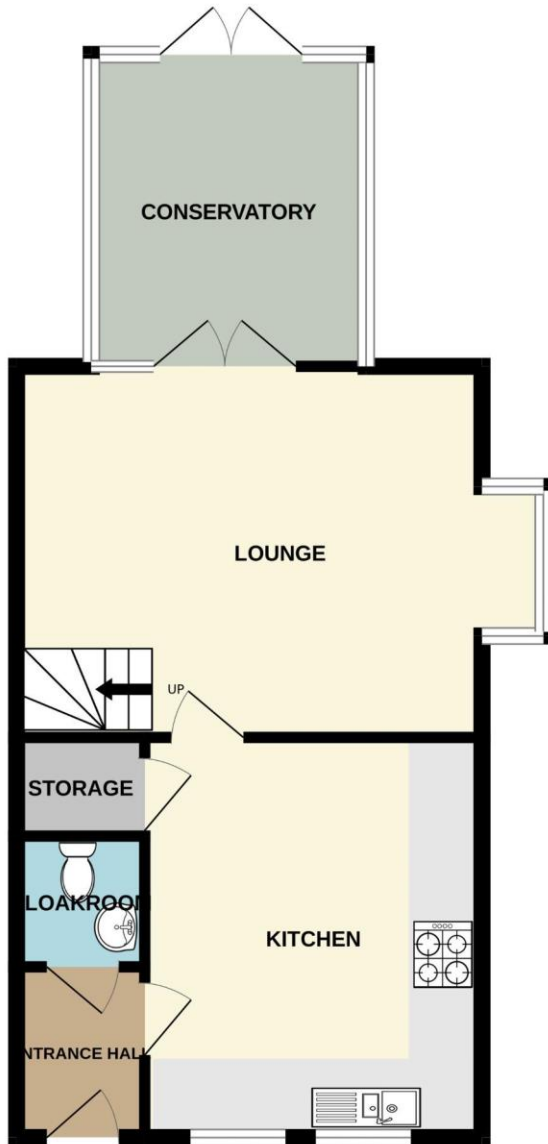
## Management Charge

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

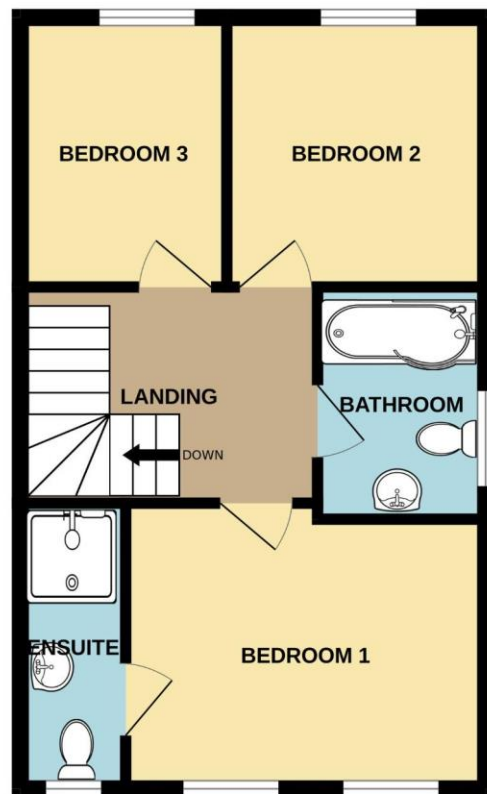


# Floorplan

GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



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