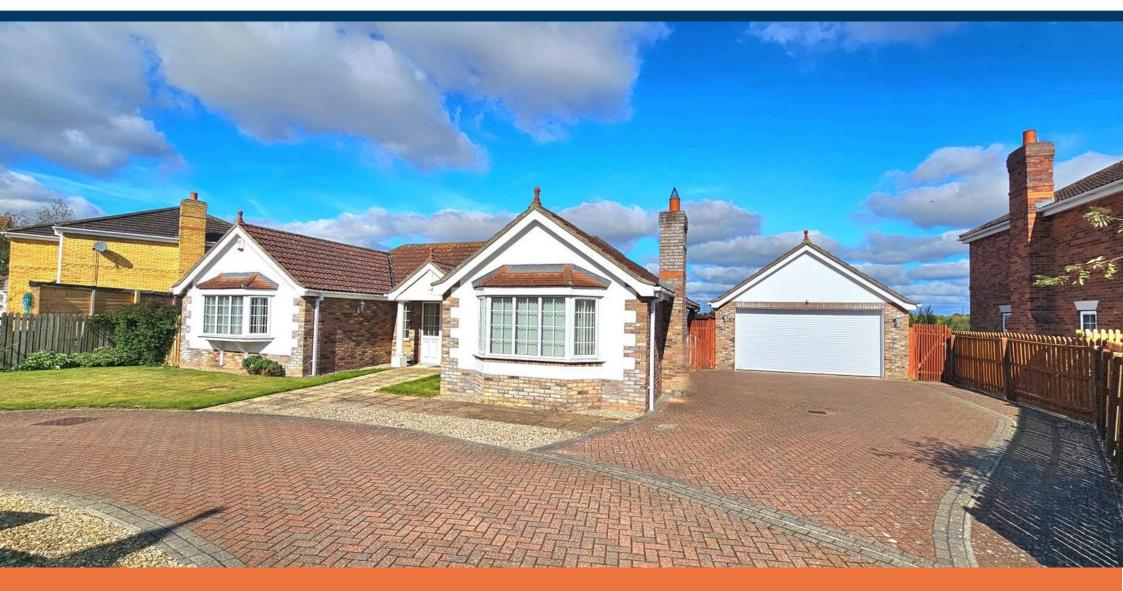
NEWTONFALLOWELL



Oak Way, Heckington £445,000







Freehold









Key Features

- Executive Detached Bungalow
- Three Double Bedrooms
- Sought After Location
- Un-Interuppted Countryside Views
- NO ONWARD CHAIN
- **Detached Double Garage**
- EPC rating: TBC
- Council Tax Band E















Enjoying un-interrupted Countryside views on the sought after Oak Way development in Heckington is thisExecutive Three Bedroom Detached Bungalow with Detached Double Garage. Offered for sale with NO ONWARD CHAIN, the property is well presented throughout, boasting generous sized rooms of Entrance Hall, Lounge, Breakfast Kitchen, Separate Dining Room, Utility Room, Three Bedrooms, En Suite to Master and Family Bathroom. An early viewing is highly recommended and the only way to fully appreciate the position, size and standard of property on offer.

Entrance Hall

With part glazed Entrance door and windows to front aspect, storage cupboard and separate airing cupboard, radiator and BT point.

Lounge 3.98m x 5.11m (13'1" x 16'10")

With feature gas fire place set in decorative surround, bay window to front aspect and further window to side aspect, TV and BT point, radiator.

Breakfast Kitchen 3.98m x 4.48m (13'1" x 14'8")

Having a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated dishwasher, integrated eye level double oven, 4 ring gas burner, space for under counter fridge and separate freezer, tiled flooring, TV point, window to rear aspect and radiator.

Dining Room 3.73m x 4.11m (12'2" x 13'6")

With double doors from the Entrance Hall and Single Door from the Kitchen, French Doors leading to rear garden overlooking Countryside Views, radiator.

Utility Room 2.64m x 2.15m (8'8" x 7'1")

Having base level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, boiler, part glazed door to driveway, tiled flooring and radiator.

Bedroom One 4.52m x 3.47m (14'10" x 11'5")

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

En Suite

Three piece suite comprising large shower cubicle, hand wash basin, low level wc, radiator, extractor fan and window to side aspect.

Bedroom Two 4.52m x 3.04m (14'10" x 10'0")

With built in wardrobes, window to rear aspect overlooking the countryside and rear garden, radiator, door through to Bathroom.

Bedroom Three 3.24m x 2.98m (10'7" x 9'10")

With window to side aspect and radiator.

Bathroom

Four piece suite comprising paneled bath, separate mains fed shower, hand wash basin, low level wc, radiator, extractor fan and window to side aspect.

Detached Double Garage 5.26m x 5.15m (17'4" x 16'11")

With electric roller double garage door to driveway, personnel door to side aspect, electric and lighting.

Outside

The front of the property is well presented offering ample parking on the block paved driveway leading to Detached Double Garage, further area laid to lawn with pathway leading to front Entrance, side access to rear.

The rear garden is a particular feature of the property with un-interrupted countryside views, main access is taken from French Doors in the Dining Room leading to generous sized patio area and further laid to lawn, timber summer and green house, with decorative shrubbery and 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.















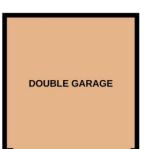




Floorplan

GROUND FLOOR 1722 sq.ft. (159.9 sq.m.) approx.





TOTAL FLOOR AREA: 1722 sq.ft. (159.9 sq.m.) approx.



Newton Fallowell Sleaford

01529 309 209 sleaford@newtonfallowell.co.uk