



Windmill Drive, Heckington
£325,000



- Detached House with NO ONWARD CHAIN
- Four Bedrooms
- Immaculately Presented Throughout
- South Facing Private Rear Garden
- Cul-De-Sac Location
- Solar Panels
- Freehold
- EPC rating: C



In a quiet cul-de-sac in the ever popular village of Heckington is this Immaculately Presented Four Bedroom Detached Family Home. Offering generous sized rooms throughout with the added benefit of a Modern Kitchen, Bathroom and En Suite - the property further comprises; Entrance Hall, Lounge, Dining Room, Conservatory with Heatguard roof, Four Bedrooms, En Suite to Master, Family Bathroom and large integral Garage. The property offers ample parking to front and a beautifully landscaped South Facing Rear Garden. An early viewing is highly recommended to fully appreciate the standard, size and location of property on offer.

Entrance Hall

With Entrance porch to front, fitted storage cupboard, stairs leading to 1st floor and radiator.

Lounge

5.4m x 3.76m (17'8" x 12'4")

With feature electric fire place with decorative surround, TV and BT point, patio door to conservatory and radiator.

Dining Room

3.33m x 3.76m (10'11" x 12'4")

With window to front aspect, radiator and double doors to lounge.





Kitchen

2.71m x 3.78m (8'11" x 12'5")

Modern kitchen comprising of a range of base and eye level units with work surface over, one and a half sink with mixer tap and fresh drinking water feature, double integrated eye level Neff combination oven/grill/microwave, NEFF four ring electric hob with extractor hood over, integrated fridge freezer, breakfast bar, water softener, window to rear garden and vertical radiator.

Utility Area

2.71m x 1.49m (8'11" x 4'11")

With base and eye level units with work surface over, sink with mixer tap, space and plumbing for dishwasher, boiler (two years old), part glazed door to side and window to rear garden.

Conservatory

2.71m x 2.98m (8'11" x 9'10")

Being part brick and uPVC build with Heatguard roof.

WC

Fully tiled comprising low level wc, hand wash basin with storage under, heated towel rail and window to side aspect.

Landing

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

Bedroom One

3.76m x 3.83m (12'4" x 12'7")

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

En Suite

Fully Tiled 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 rear aspect and extractor fan.

Bedroom Two

3.01m x 3.83m (9'11" x 12'7")

With window to front aspect and radiator.

Bedroom Three

3.01m x 3.41m (9'11" x 11'2")

With window to front aspect and radiator.

Bedroom Four

3.72m x 2.09m (12'2" x 6'11")

With window to rear aspect and radiator.

Family Bathroom

Fully tiled three piece suite comprising P shaped bath with electric shower over, hand wash basin set in vanity unit with storage under, low level wc, heated towel rail, window to rear aspect and extractor fan.

Garage

With electric roller garage door, personnel door to side aspect, plumbing for washing machine, space for tumble dryer, electric and lighting.

Outside

The front of the property offers ample parking with a block paved driveway, further area laid to lawn with decorative borders, side access to rear.

The South Facing rear garden is a particular feature of the property, being beautifully presented offering a generous sized patio area, area laid to lawn, well presented borders with flowers and shrubbery, outside tap and lighting, timber fence surround.

The side of the property has a timber shed, with access to the front.

Solar Panels

The Solar Panels are owned.





Agents Note

These are draft particulars awaiting vendor approval.

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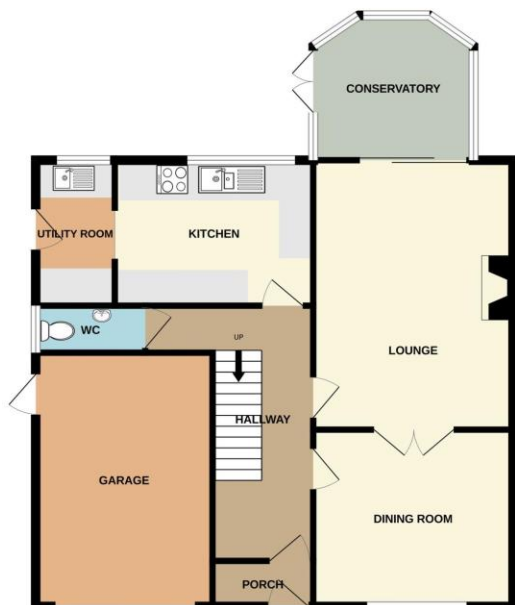
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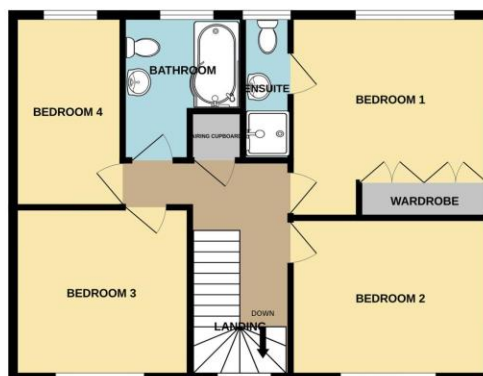


Floorplan

GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1553 sq.ft. (144.3 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 actual contents and condition shown have not been tested and are approximate.



Newton Fallowell Sleaford
01529 309 209
sleaford@newtonfallowell.co.uk