



Leachman Close, Heckington
£225,000



3



2



1

£225,000

- Semi Detached House
- Three Bedrooms
- Five Years Old
- Under Floor Heating
- En-Suite to Master Bedroom
- Open views To Front
- Freehold
- EPC rating B



Located in a desirable position on the popular Spire View estate is this three bedroom semi detached house. This high quality dwelling which was built just 5 years ago benefits from modern facilities including underfloor heating, high spec German made kitchens with fitted BOSCH appliances. The overall finish is to a very high standard. A selection of the properties have unspoilt views over the famous show ground which still enjoys the annual popular event. This property makes the perfect home for you to enjoy the charm and tranquillity of rural Lincolnshire at its very best.

Entrance Hall

Providing access to Downstairs Cloakroom and Kitchen Diner.

Cloakroom

Having low level wc, and sink set in vanity unit with cupboard under.

Kitchen Diner

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

Having base and eye level units with work surface over, 1.5 sink bowl with drainer, integrated frost free fridge freezer, gas hob with extractor hood over, double electric oven, integrated washing machine, integrated dishwasher, integrated washer dryer, under stairs storage cupboard and windows to front.

Lounge

4.17m x 5.03m (13'8" x 16'6")

Having bay window to side aspect, bi-fold doors to outside, TV point and stairs leading to the first floor landing.



Landing

With stairs taken from Lounge, access to loft (boarded)

Master Bedroom

2.85m x 3.94m (9'5" x 12'11")

With windows to front aspect and radiator.

En-Suite

Having mains fed shower, sink set in vanity unit with cupboard under, low level wc, heated towel rail and window to front aspect.

Bedroom Two

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

Having Ethernet port, window to rear aspect and radiator.

Bedroom Three

2.91m x 2.73m (9'6" x 9'0")

Having window to rear aspect and radiator.

Bathroom

Having bath with mains fed shower over and rain effect shower head, low level wc, sink set in vanity unit with cupboard under, heated towel rail and window to side aspect.

Outside

The front of the property offer a lawn again and pathway leading to the front door. Parking is to the rear of the property with access to the rear garden. The rear garden is mainly laid to lawn with an extended patio area, 6ft x 8ft timber shed with power, outside tap, electric point and being fully enclosed by timber fencing.



Agents Note

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Management Charge

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

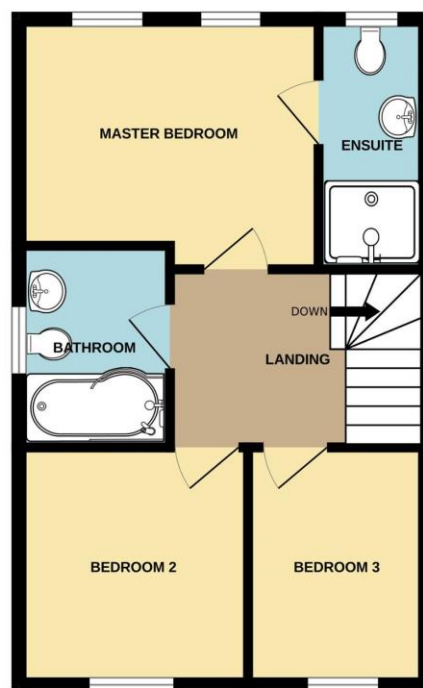


Floorplan

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 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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