MEWTONFALLOWELL



Godson Avenue, Heckington £350,000







Freehold

£350,000











Key Features

- **Detached Bungalow**
- Four Bedrooms
- **Detached Double Garage**
- NO ONWARD CHAIN
- Sought After Village Location
- Large Lounge and Kitchen Diner
- EPC rating TBC
- Current Council Tax Band D















Located in the popular and sought-after village of Heckington, this spacious four-bedroom detached bungalow presents a rare opportunity for buyers seeking a generous family home with scope for modernisation. Set within easy walking distance of the village centre and its range of amenities, the property enjoys a peaceful yet convenient position within this well-regarded community.

The bungalow offers well-proportioned accommodation throughout, with a large lounge providing a comfortable and bright living space, alongside a generous kitchen diner ideal for family meals or entertaining. The four bedrooms offer flexible living arrangements, whether for a growing family or for those seeking home office or guest space. A Jack and Jill bathroom and a separate modern wet room adds further practicality.

Outside, the property boasts a detached double garage, offering excellent storage or workshop potential, along with ample off-street parking and well presented front and rear gardens. Early viewing is highly recommended to appreciate the potential this home has to offer.

Entrance Hall

Lounge

4.62m x 5.82m (15'2" x 19'1")

With feature gas fire place in brick surround, x3 TV points, patio doors to rear garden, windows to rear and side aspects and radiator.

Kitchen Diner 5.27m x 4.65m (17'4" x 15'4")

Having a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, space and plumbing for washing machine, tumble dryer, dishwasher and further appliance space, built in storage units, windows and door to side aspect, boiler, bt point and radiator.

Bedroom One 4.17m x 4.66m (13'8" x 15'4")

With fitted wardrobes, window to front aspect and radiator.

Jack and Jill Bathroom

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

Bedroom Two 4.48m x 2.76m (14'8" x 9'1")

With fitted wardrobes, window to side aspect and radiator.

Bedroom Three 4.61m x 2.76m (15'1" x 9'1")

With fitted wardrobes, window to rear aspect and radiator.

Bedroom Four 2.12m x 2.7m (7'0" x 8'11")

With window to front aspect and radiator.

Wet Room

Modern Wet Room, not used since installed, with mains fed shower, low level wc, hand wash basin, window to side aspect, radiator and extractor fan.

Detached Double Garage 6.05m x 5.85m (19'10" x 19'2")

With double electric roller door, door and windows to side aspect, electric and lighting.

Outside

The front of the property is well presented being mainly laid to gravel with flowers and shrubbery, a large block paved driveway providing ample parking and leads to rear garden and detached double garage.

The rear of the property offers further parking or space for outdoor living, further area laid to lawn with decorative borders and shrubbery, 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 & Damp; 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 27 Southgate, Sleaford, NG34 7SY.















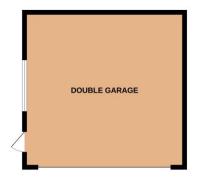




GROUND FLOOR GARAGE 1373 sq.ft. (127.5 sq.m.) approx. 381 sq.ft. (35.4 sq.m.) approx.

Floorplan





TOTAL FLOOR AREA: 1753 sq.ft. (162.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accounty of the floorpian contained here, measurements of obors, windows, norms and say other items are approximate and no responsibility is taken for any error, of obors, windows, norms and say other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Mercine Co205.



Newton Fallowell Sleaford

01529 309 209 sleaford@newtonfallowell.co.uk