



Godson Avenue, Heckington  
£350,000



4



2



2



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

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# Floorplan

GROUND FLOOR  
1373 sq.ft. (127.5 sq.m.) approx.

GARAGE  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1753 sq.ft. (162.9 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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