



Barnatt Way, Heckington
£142,500



- Sub-Market Value Home
- Terraced Bungalow
- Two Double Bedrooms
- Immaculately Presented Throughout
- NO ONWARD CHAIN
- Underfloor Heating
- Freehold
- EPC Rating: B



AFFORDABLE DWELLING SCHEME. The price has been set in line with a 25% discount and a certain criteria must be met.

Located in the charming village of Heckington, this immaculately presented two double bedroom terraced bungalow offers comfortable and stylish single-storey living. Benefiting from underfloor heating throughout, the well-planned interior includes a modern breakfast kitchen, spacious lounge, two generously sized double bedrooms, and a contemporary shower room. Externally, the property boasts a beautifully maintained south-facing rear garden complete with a timber summer house—perfect for relaxing or entertaining. With one allocated parking space to the front, this superb bungalow is ideal for those seeking a low-maintenance home in a peaceful, well-connected location.

SUB-MARKET AFFORDABLE DWELLING CRITERIA

Any person wishing to buy this property has to meet at least one of the set criteria set out in the Section 106 of the planning agreement: The terms of priority set out in the Section 106 agreement are:

- 1) Persons having a local connection to Heckington *
- 2) Persons having a local connection to surrounding villages.
- 3) Residents of North Kesteven District in housing need.
- 4) Residents of North Kesteven District not in housing need.
- 5) Residents from outside North Kesteven District identified as being in housing need.
- 6) Residents from outside North Kesteven District not in housing need.



Affordable Dwelling Criteria Cont...

- * a) Applicants have been permanently resident in the locality for the last SIX months.
- b) Applicants have immediate family members who are currently and have been continuously resident for the last FIVE years in the locality. Family members are defined as parents / guardians, adult children or brothers or sisters.
- c) Applicants have previously lived in the locality for a continuous period of TWELVE months (whilst aged 18 or over) in the last FIVE years.
- d) Applicants main place of work is in the locality for a continuous period of TWELVE months.

Each application is decided on a priority basis of which NKDC will have the final decision.

The property is purchased at a 25% discounted price and shall always remain a 'sub market affordable dwelling'.

Breakfast Kitchen

4.2m x 3.01m (13'10" x 9'11")

Modern Kitchen with a range of base and eye level units with work surface over, eye level integrated double oven, four ring gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, sink with mixer tap and drainer, integrated washing machine, space for kitchen table, part glazed door and window to front aspect.

Inner Hall

With access to loft space.

Lounge

4.29m x 3.01m (14'1" x 9'11")

With French doors leading to rear garden, TV and Fibre Broadband points.

Bedroom One

3.48m x 2.8m (11'5" x 9'2")

With window to front aspect.



Bedroom Two

2.71m x 2.86m (8'11" x 9'5")

With window to rear aspect.

Shower Room

Modern Fully tiled suite comprising walk in mains fed shower unit, low level wc, hand wash basin with storage under, heated towel rail and extractor fan.

Outside

To front is an area laid to lawn with block paved pathway to front entrance, one allocated parking space. The south facing rear garden is well presented, with a patio area leading from the lounge, area laid to lawn, timber summerhouse to rear, timber fence surround with gate to side.

Management Charge

This development is subject to an annual maintenance charge, we are informed by the vendor the latest annual payment was £110.00.

Agents Note

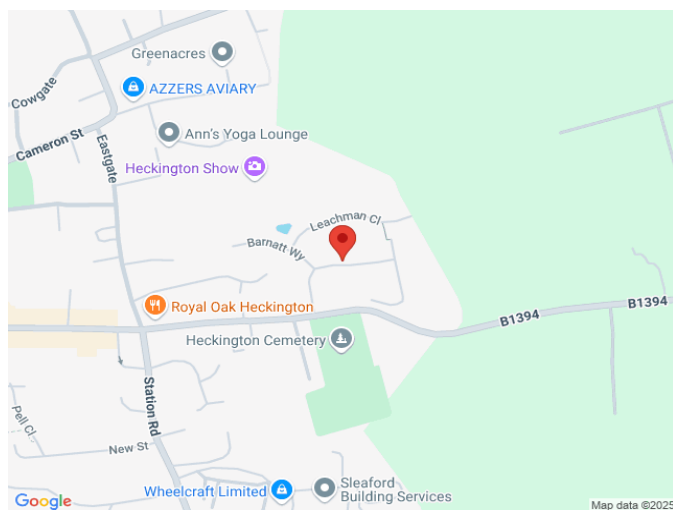
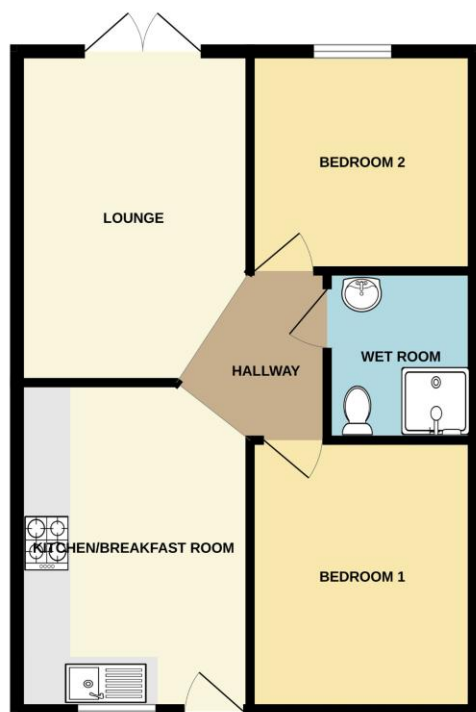
These are draft particulars awaiting vendor approval.
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither 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 27 Southgate, Sleaford, NG34 7SY.

Floorplan

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk