



Pocklington Way, Heckington
£170,000



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- Link-Detached House
- Three Bedrooms
- Popular Village Location
- Conservatory
- Garage
- Private Rear Garden
- NO ONWARD CHAIN
- EPC rating D
- Current Council Tax Band: B



Located in the popular village of Heckington is this Three Bedroom Link-Detached House. Offered for sale with NO ONWARD CHAIN and benefitting from a single garage and private rear garden, the property comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Three Bedrooms and Family Bathroom. An early viewing is highly recommended to fully appreciate the size and position of property on offer.

Entrance Hall

With part glazed Entrance Door, stairs leading to 1st floor and radiator.

Lounge

4.39m x 3.53m (14'5" x 11'7")

With TV point, BT point, window to front aspect and opening to:

Dining Room

2.66m x 2.11m (8'8" x 6'11")

With patio doors to conservatory and radiator.

Kitchen

2.78m x 2.26m (9'1" x 7'5")

With a range of base and eye level units with work surface over, sink with drainer, integrated oven with 4 ring gas hob and extractor hood over, space and plumbing for washing machine, space for tumble dryer, space for under counter fridge part glazed door to side and window to rear aspect.



Conservatory

3.48m x 2.26m (11'5" x 7'5")

Part brick and uPVC build with French doors to garden.

Landing

With stairs taken from ground floor, window to side aspect and access to loft.

Bedroom One

3.39m x 2.57m (11'1" x 8'5")

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

Bedroom Two

3.34m x 2.57m (11'0" x 8'5")

With window to front aspect and radiator.

Bedroom Three

2.05m x 2.24m (6'8" x 7'4")

With window to front aspect and radiator.

Bathroom

Three piece suite comprising panelled bath with main fed shower over, hand wash basin, low level wc, chrome heated towel rail, window to rear aspect and extractor fan.

Garage

5.28m x 2.52m (17'4" x 8'4")

With up and over garage door to driveway, door through to garden, electric and lighting.

Outside

The front of the property offers a tarmac driveway leading to single garage and Entrance door, further area laid to lawn.

The rear garden offers a patio area, leading to area laid to lawn with shrubbery and hedge surround, outside tap and light.



Agents Note

These are draft particulars awaiting vendor approval.

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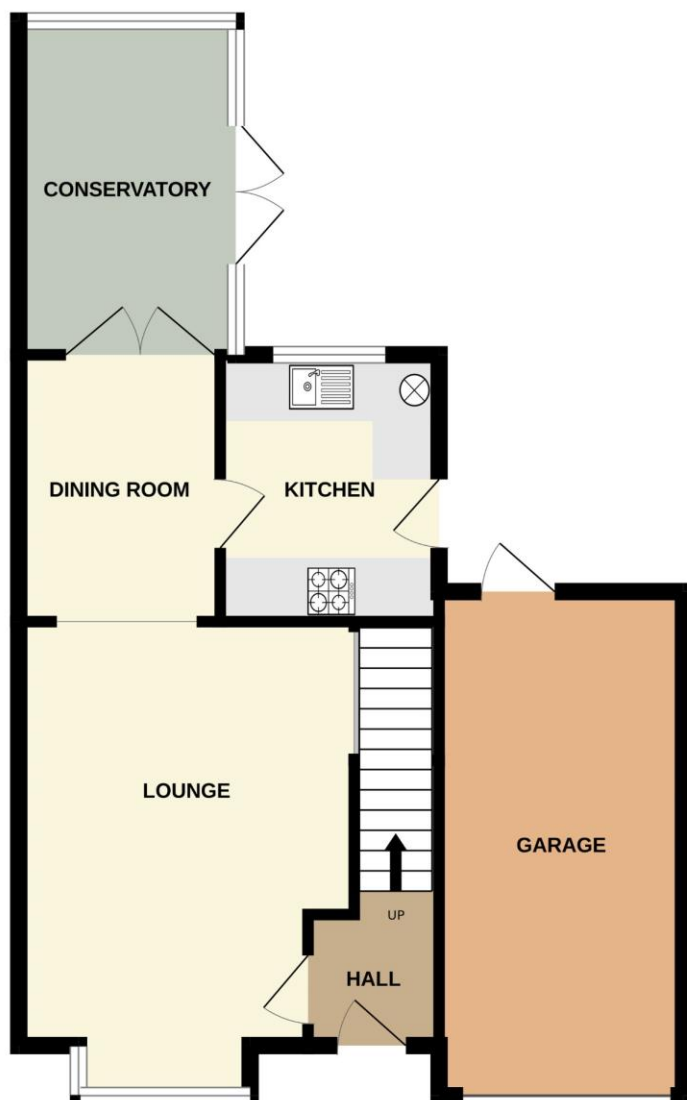
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Floorplan

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 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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