



Sleaford Road, Heckington  
£365,000



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3

Freehold

£365,000



## Key Features

- Detached House
- Three Bedrooms
- Well Presented Throughout
- Popular Village Location
- Garage & Ample Parking
- Conservatory
- EPC Rating E
- Council Tax Band C





Set in the ever popular village of Heckington, Newton Fallowell are delighted to present this large DETACHED THREE BEDROOM HOME. Being updated by the current owners, this immaculately presented property comprises; Entrance Porch, Boot Room, Utility Room, Downstairs WC, Kitchen/Breakfast Room, Lounge, Dining Room/Reception Room, Conservatory, Hallway, Three Bedrooms, Family Bathroom and Single Garage. An early viewing is highly recommended to fully appreciate the size, standard and location of property on offer.

### Kitchen/Breakfast Room

4.36m x 3.35m (14.3ft x 11ft)

Having a range of base and eye level units with work surface over, integrated oven with four ring gas burner and extractor hood over, space for fridge freezer, sink with drainer and mixer tap, radiator, glazed door to conservatory with windows to both side aspects.



### Entrance Porch/Boot Room

3.65m x 8.22m (12ft x 27ft)

Having part glazed door to front, glazing to side and rear, leading to seating area (boot room) with door to garden and radiator.

### Lounge

3.89m x 3.99m (12.8ft x 13.1ft)

Having feature fire place set in decorative surround, TV point, windows to side and front aspects and radiator.



### Utility Room

1.93m x 1.65m (6.3ft x 5.4ft)

Having space and plumbing for washing machine, space for tumble dryer, work surface over both, window to side aspect and radiator.

### Snug

3.93m x 3.93m (12.9ft x 12.9ft)

With fire place set in decorative surround, French doors to conservatory, windows to front and side aspects and radiator.

### Conservatory

4.7m x 3.47m (15.4ft x 11.4ft)

Being part brick build with uPVC windows to rear and side aspects, French doors to garden and radiator.

### Downstairs WC

With low level wc, radiator and window to rear aspect.

### Hallway

With part glazed door to front, BT point and stairs leading to 1st floor.

### Landing

With stairs taken from ground floor, windows to front and rear aspects and access to loft.





### Bedroom One

3.93m x 3.93m (12.9ft x 12.9ft)

Having built in wardrobes, windows to side and front aspect and radiator.

### Bedroom Two

3.89m x 3.99m (12.8ft x 13.1ft)

Having built in wardrobes, windows to side and front aspect and radiator.

### Bedroom Three

1.97m x 3.31m (6.5ft x 10.9ft)

Having window to side aspect and radiator.

### Family Bathroom

2.28m x 2.56m (7.5ft x 8.4ft)

Three piece suite comprising panelled bath with shower attachment, pedestal hand wash basin, low level wc, airing cupboard, radiator and window to side aspect.

### Garage

With up and over garden door, personnel door to side, power and lighting.

### Outside

The front of the property offers ample parking on the block paved driveway, further leading to front garden laid mainly to gravel with shrubbery and hedge surround.

The rear of the property is well maintained being partly laid to lawn with decorative borders, further seating area, large area laid to concrete bases with area laid to gravel, outside tap and lighting with timber fence surround.



## Agents Note

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# Floorplan

GROUND FLOOR  
1007 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1590 sq.ft. (147.7 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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