



**Osborn Way, Heckington Sleaford NG34 9SD**

**welcome to**

## **Osborn Way, Heckington Sleaford**

A charming over 55s bungalow in a peaceful village location, with a conservatory, shower room, enclosed rear garden with shed, gated access and one parking space. Offered with no onward chain and close to local amenities.



**Entrance Hall**

Having a radiator and cupboard.

**Lounge**

15' 8" x 11' 10" ( 4.78m x 3.61m )

There is a radiator, TV point, window to the front and opening to the:

**Kitchen**

11' 9" x 6' 9" ( 3.58m x 2.06m )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, gas oven, plumbing for washing machine, space for fridge freezer, boiler and window to the rear.

**Bedroom One**

12' 3" max x 10' 9" ( 3.73m max x 3.28m )

There is a built-in wardrobe, radiator, TV point and doors to the:

**Conservatory**

10' 1" x 8' 3" ( 3.07m x 2.51m )

Having windows and door to the garden.

**Bedroom Two**

10' x 7' 10" ( 3.05m x 2.39m )

Having a radiator, TV point and window to the front.

**Shower Room**

8' 9" x 7' 1" ( 2.67m x 2.16m )

Fitted with a walk-in shower, wash hand basin, WC, radiator and extractor fan.

**Outside Front**

There is a communal lawned area and a parking bay for one vehicle.

**Rear Garden**

The enclosed rear garden has a lawn, patio, shed and rear gate.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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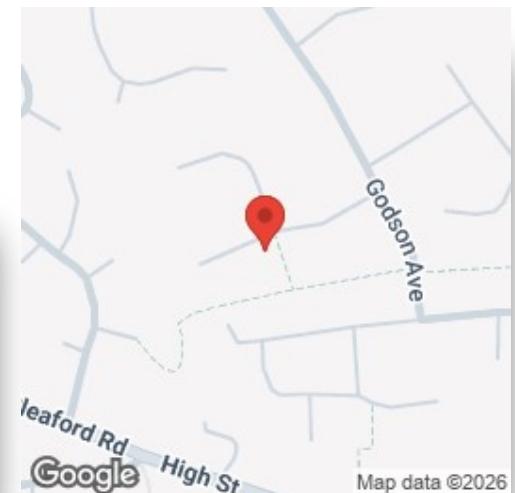
## Osborn Way, Heckington Sleaford

- Over 55's only
- Two double bedrooms
- Well-presented enclosed rear garden
- Sought after village location
- Designated parking space

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £160,000



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Property Ref:  
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