



Churchill Way, Heckington Sleaford NG34 9RQ

welcome to

Churchill Way, Heckington Sleaford

A well-presented semi-detached bungalow in the heart of Heckington, enjoying lovely views of the village church from the rear garden. Peacefully positioned within walking distance of excellent village amenities and offers a driveway and enclosed rear garden. NO ONWARD CHAIN.



Entrance Hall
Having a radiator.

Kitchen
10' 9" x 8' 1" (3.28m x 2.46m)
Fitted with a range of wall and base units with work surfacing over, single drainer sink, oven, gas hob, plumbing for washing machine, radiator and window to the front.

Lounge
12' 4" x 10' 5" (3.76m x 3.17m)
There is a TV point, radiator, window to the side and patio doors to the garden.

Bedroom One
12' 4" max x 10' 1" (3.76m max x 3.07m)
There is a TV point, radiator and window to the rear.

Shower Room
7' 10" x 6' 4" (2.39m x 1.93m)
Fitted with a suite comprising of a walk-in shower, wash hand basin, WC and heated towel rail.

Bedroom Two
8' 10" x 7' 3" (2.69m x 2.21m)
Having a radiator and window to the front.

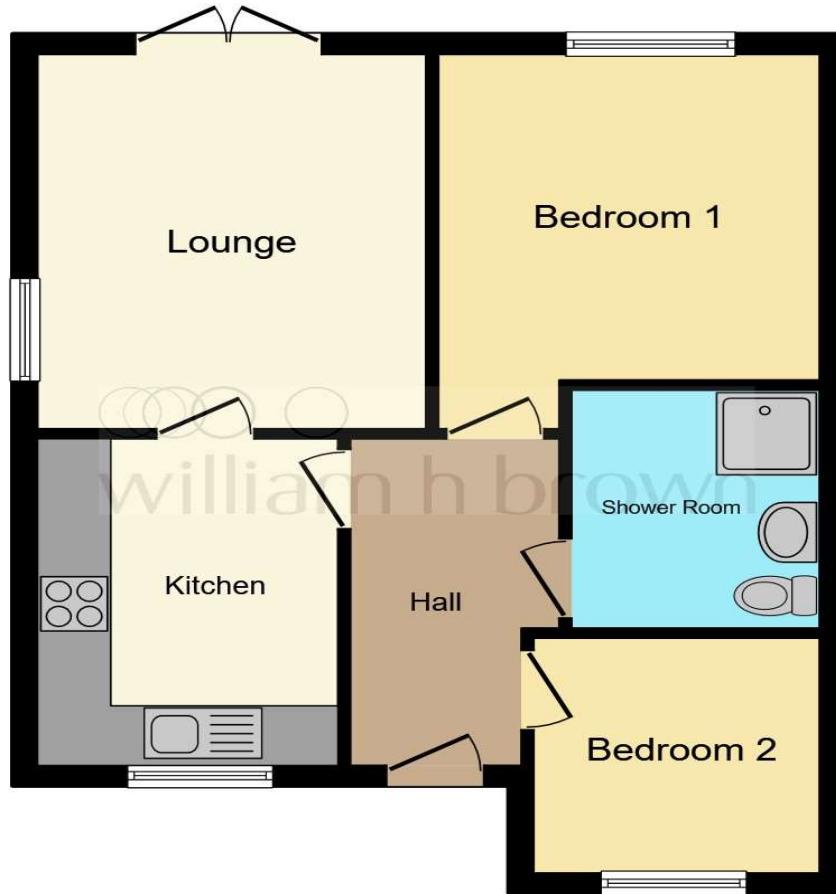
Outside Front
There is a gravelled driveway.

Rear Garden
The enclosed low maintenance gravelled garden has a patio area and shed.



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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

welcome to

Churchill Way, Heckington Sleaford

- Situated in the heart of a sought after village
- Two well-proportioned bedrooms
- Low maintenance rear garden
- Close to local amenities including train station
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

£170,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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Please note the marker reflects the postcode not the actual property

 **william h brown**



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