



Ingledeew Close, Sleaford  
£150,000



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- Semi-Detached House
- Two Bedrooms
- NO ONWARD CHAIN
- Popular Village Location
- South West Facing Rear Garden
- Well Presented Throughout
- Freehold
- EPC rating D
- Current Council Tax Band A



Offered for sale with no onward chain, this well-presented two-bedroom semi-detached home is situated within the ever-popular village of Heckington, renowned for its excellent local amenities and transport links. Ideal for first-time buyers, downsizers or investors alike, the property boasts a spacious lounge, fitted kitchen, two well-proportioned bedrooms and a family bathroom. Externally, the home benefits from a large driveway providing ample off-road parking, together with an attractive south-west facing rear garden, perfect for enjoying the afternoon and evening sunshine. Early viewing is highly recommended to appreciate all that this fantastic home has to offer.

### Lounge

4.45m x 3.47m (14'7" x 11'5")

### Kitchen

2.48m x 3.47m (8'1" x 11'5")

### Landing

### Bedroom One

2.48m x 2.8m (8'1" x 9'2")

### Bedroom Two

2.48m x 1.87m (8'1" x 6'1")

### Bathroom



### 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

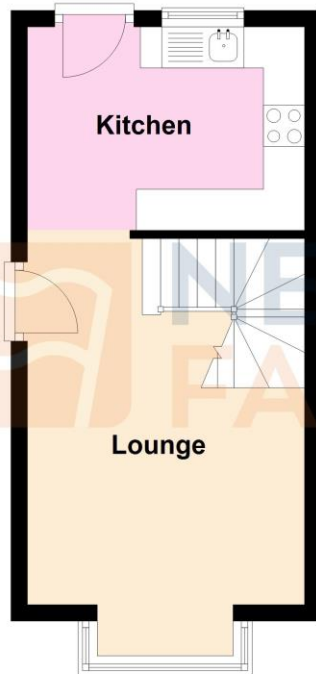
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage 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

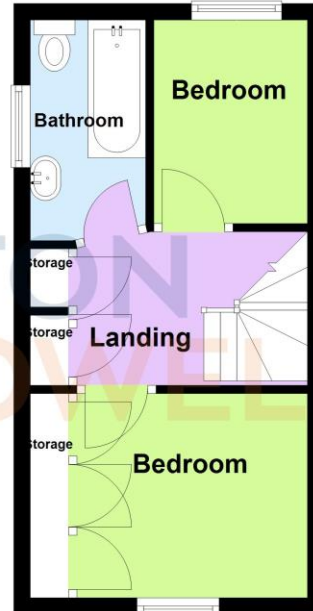
## Ground Floor

Approx. 24.2 sq. metres (260.6 sq. feet)



## First Floor

Approx. 23.7 sq. metres (255.1 sq. feet)



Total area: approx. 47.9 sq. metres (515.7 sq. feet)

**7 Ingledeu Close, Heckington**