



Dickinson Road, Heckington
£190,000



- Immaculately Presented Terraced House
- Two Double Bedrooms
- Sought After Village Location
- High Specification Throughout with Underfloor Heating Downstairs
- Bi Fold Doors leading to Conservatory
- Off Road Parking to Side
- Freehold
- EPC rating B
- Current Council Tax Band B



Built by renowned local developers Chanception Homes and finished to an excellent standard throughout, this impressive two double bedroom terraced home is situated within the highly desirable village of Heckington and offers modern, low-maintenance living with quality fixtures and fittings throughout.

The property is entered via an entrance hall with laminate flooring, providing access to the downstairs WC, fitted with a hand wash basin. Continuing through, the stylish kitchen diner is fitted with a range of modern units and benefits from a selection of integrated Bosch appliances, including a dishwasher, washing machine and fridge freezer.

To the rear of the property is the spacious lounge, again featuring laminate flooring, with stairs rising to the first floor. Bi-fold doors open into the conservatory, which benefits from tiled flooring and provides an excellent additional reception space, whilst also offering direct access to the rear garden.

Upstairs, there are two generous double bedrooms, both benefitting from built-in wardrobes. Completing the accommodation is the family bathroom, fitted with a P-shaped bath with shower over, hand wash basin and WC.

Externally, the property enjoys a large block-paved driveway providing ample off-road parking. Gated side access leads to the enclosed west-facing rear garden, predominantly laid to lawn and benefitting from a timber shed, making it an ideal space to enjoy the afternoon and evening sunshine.

Viewing is highly recommended to fully appreciate the quality and presentation of this fantastic home



Entrance Hall

Lounge

4.46m x 3.67m (14'7" x 12'0")

Kitchen Diner

3.89m x 2.97m (12'10" x 9'8")

WC

1.18m x 1.33m (3'11" x 4'5")

Landing

Bedroom One

2.56m x 3.76m (8'5" x 12'4")

Bedroom Two

2.91m x 2.56m (9'6" x 8'5")

Bathroom

2.4m x 1.95m (7'11" x 6'5")



Management Charge

This development is subject to an annual maintenance charge, please contact our office for more information.

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.

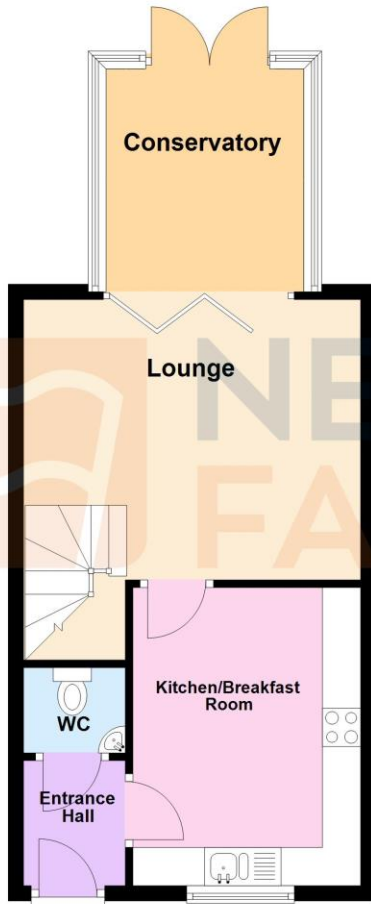
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As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their 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. 41.6 sq. metres (448.2 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 75.5 sq. metres (812.3 sq. feet)
3 Dickinson Road, Sleaford