



Barnatt Way, Heckington
£215,000



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- Two Double Bedroom Bungalow
- NO ONWARD CHAIN
- High Specification Throughout
- Underfloor Heating
- Current Council Tax Band A

- Conservatory Leading to South West Facing Rear Garden
- Sought After Village Location
- Freehold
- EPC rating B



Offered for sale with no onward chain, this immaculately presented two double bedroom bungalow is situated within the ever-popular village of Heckington and was built to a high specification by renowned local builders Wilcox Homes. The property enjoys spacious and well-maintained accommodation throughout, benefiting from underfloor heating and a thoughtfully designed layout ideal for a range of purchasers.

The welcoming breakfast kitchen provides ample space for a four-seater dining table and is fitted with a comprehensive range of units incorporating integrated appliances including a washing machine, dishwasher, tumble dryer, Bosch oven and gas hob, together with a one-and-a-half bowl sink. The generous lounge enjoys a bay window to the front elevation and French doors opening into the conservatory, creating an excellent additional reception space with an electric heater allowing year-round use and views over the rear garden.

Bedroom one benefits from fitted wardrobes and an attractive bay window, whilst the second bedroom offers versatile accommodation for guests, hobbies or a home office. The fully tiled shower room has been designed with accessibility in mind, featuring a spacious walk-in shower and modern suite.

Externally, the property benefits from an allocated parking space to the front and a private south-west facing rear garden enjoying a patio seating area, ideal for outdoor entertaining. There is also a timber shed with power connected.

Conveniently located within easy walking distance of Heckington village centre, residents can enjoy a range of amenities including shops, pubs, cafes, medical facilities, train station and the famous eight-sailed windmill. A pedestrian cut-through to the side provides quicker access onto Royal Oak Court Road and the village centre. Viewing is highly recommended to fully appreciate the quality, location and lifestyle on offer.



Lounge

4.66m x 3.02m (15'4" x 9'11")

Breakfast Kitchen

4.39m x 3.02m (14'5" x 9'11")

Bedroom One

3.67m x 2.86m (12'0" x 9'5")

Bedroom Two

3.1m x 2.86m (10'2" x 9'5")

Shower Room

2.08m x 1.62m (6'10" x 5'4")

Conservatory

2.88m x 2.55m (9'5" x 8'5")

Agents Note

These are draft particulars awaiting vendor approval.

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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.

Management Charge

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

Floorplan

Ground Floor

Approx. 62.7 sq. metres (674.6 sq. feet)



Total area: approx. 62.7 sq. metres (674.6 sq. feet)

28 Barnatt Way, Sleaford



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk