



Cobham Close, Heckington  
£169,950



- Semi-Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Sought After Village Location
- Centre of Village
- Well Presented Throughout
- Freehold
- EPC rating C
- Current Council Tax Band B



A well-presented three bedroom semi-detached home, ideally located in the heart of the ever-popular village of Heckington and offered for sale with no onward chain. The accommodation comprises an entrance hall, a comfortable lounge opening through to a dining area, with a kitchen to the side and a conservatory overlooking the rear garden. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from ample off-road parking leading to a single garage, along with a well-maintained south-facing rear garden. An excellent opportunity for a range of buyers, with early viewing highly recommended.

### Entrance Hall

With part glazed Entrance door and stairs leading to 1st floor.

### Lounge

4.15m x 3.45m (13'7" x 11'4")

With electric fire place, window to front aspect, storage cupboard under stairs, TV and BT point and radiator.

### Dining Area

2.48m x 2.27m (8'1" x 7'5")

With tiled flooring, patio doors to conservatory, radiator and opening to;

### Kitchen

2.48m x 2.03m (8'1" x 6'8")

With base and eye level units with work surfaces over, one and a half sink with mixer tap and drainer, space and plumbing for washing machine, space for freestanding fridge freezer, integrated oven, four ring gas hob with extractor hood over, window to rear garden and radiator.



### Conservatory

3.66m x 2.15m (12'0" x 7'1")

Being part brick and uPVC build with glazed door to side garden.

### Landing

With stairs taken from Entrance hall

### Bedroom One

3.07m x 2.46m (10'1" x 8'1")

With built in wardrobes, window to front aspect and radiator.

### Bedroom Two

2.18m x 1.84m (7'2" x 6'0")

With window to rear aspect and radiator.

### Bedroom Three

3.07m x 2.49m (10'1" x 8'2")

With window to front aspect and radiator.

### Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.

### Garage

5.07m x 2.51m (16'7" x 8'2")

With up and over garage door.

### Outside

To front with a gravel driveway providing parking for three vehicles, hedge frontage and further laid to gravel. The south facing rear garden offers a patio area from the conservatory, further laid to lawn with decorative borders, patio/base area to the rear of the garage.



### Agents Note

These are draft particulars awaiting vendor approval.

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# Floorplan

## Ground Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



## First Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Total area: approx. 66.5 sq. metres (716.1 sq. feet)

**5 Cobham Close, Heckington**



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