BELVOIR!

Belvoir Sales and Lettings- Sleaford
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

Godson Avenue, Heckington, Sleaford, NG34 9SB

Asking Price £280,000 Freehold

A Spacious 3 Bedroom detached bungalow situated in the popular well serviced village of Heckington just off the A17 between Sleaford and Boston. The property boasts an immediate sense of space and light due to having large windows in each room, featuring a large hallway allowing easy flow around the property. Offering; generous living room, large kitchen/diner, garden room and family bathroom,
Outside offers front and rear gardens, a graveled driveway for up to 5 cars and a single detached garage with power.
The property has gas central heating with radiators to all rooms and UPVC double glazing with an EPC Rating: TBA Council Tax band: C.

Hallway
19'7" x 9'3"

Entered through a fully glazed wooden door with adjacent glass panel all with frosted glass for extra privacy, carpeted flooring, single radiator, "L" shaped hallway, extending to the larger section in the middle of the property, double wardrobe for coats, room thermostat on the wall, smoke alarm and loft hatch.

Living Room
20'8" x 12'6"

Window to front and side elevation, carpeted flooring, pendant lighting, three wall lights, double radiator under the front window and electric fire at the other end.

Kitchen/Diner
16'0" x 12'6"

Window to the side elevation, wooden door with upper glazed panel with frosted glass, tiled flooring, cupboard housing the boiler, laminate worktops with a range of wall and base units, double electric oven, gas hob with stainless steel extractor hood above, space for tall fridge freezer, large radiator, space for large dining table and chairs, plumbing for washing machine, space from under-counter of fridge, entered from a fully glazed wooden door from the hallway or from the garden room.

Garden Room
9'7" x 12'2"

Having windows to all elevations, laminate flooring, double doors opening out into the garden and additional single door from the drive side with frosted glass.

Bedroom 1
14'6" x 10'7"

Window to front elevation, carpet flooring, small window to the side elevation, pendant lighting and radiator under the front window.

Bedroom 2
13'7" x 7'11"

Window to the rear elevation, carpeted flooring and pendant lighting.

Bedroom 3
11'1" x 7'5"

Window to rear elevation with radiator underneath, carpeted flooring, pendant lighting.

Bathroom
9'9" x 5'0"

Two windows to side elevation with frosted glass, tiled flooring, floor to ceiling tiled walls, chrome heated towel rail, close-coupled toilet, pedestal sink with chrome mixer tap, paneled bath with mixer tap, separate shower valve and riser rail for showering over the bath.

Garage
17'2" x 8'4"

Small windows to rear, double doors to the front and a personnel door at the rear.

Outside

The front garden is separated from the public footpath by some low level fencing with bushes and trees in the border, the current occupier has some hedgehog huts which they use and would ideally leave, the front is laid mainly to lawn with a pathway leading to the front door. The driveway is long enough for many vehicles being laid to gravel with perimeter fence running down the right and side with a cycle path being the other side. The rear garden is laid mainly to lawn but has some areas of patio and perimeter borders with a spectacular view of the church spire from the rear garden.

Disclaimer 1

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is

any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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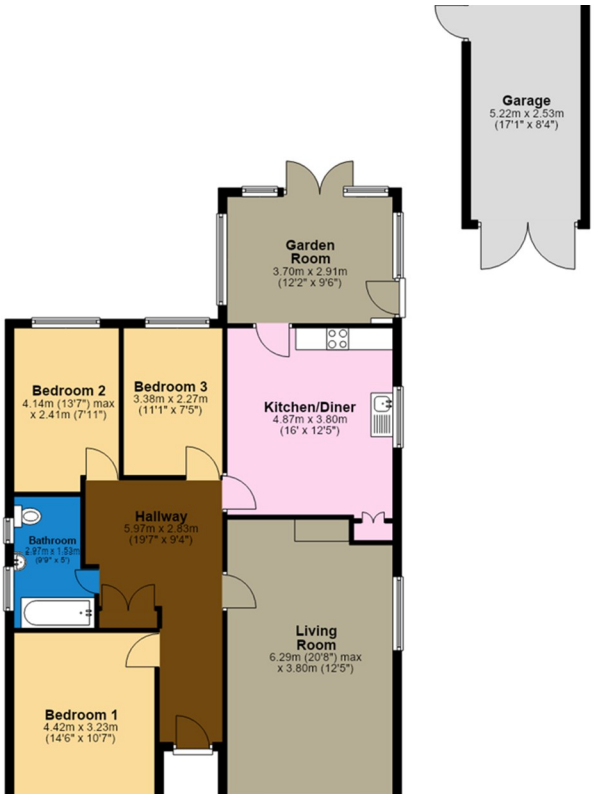
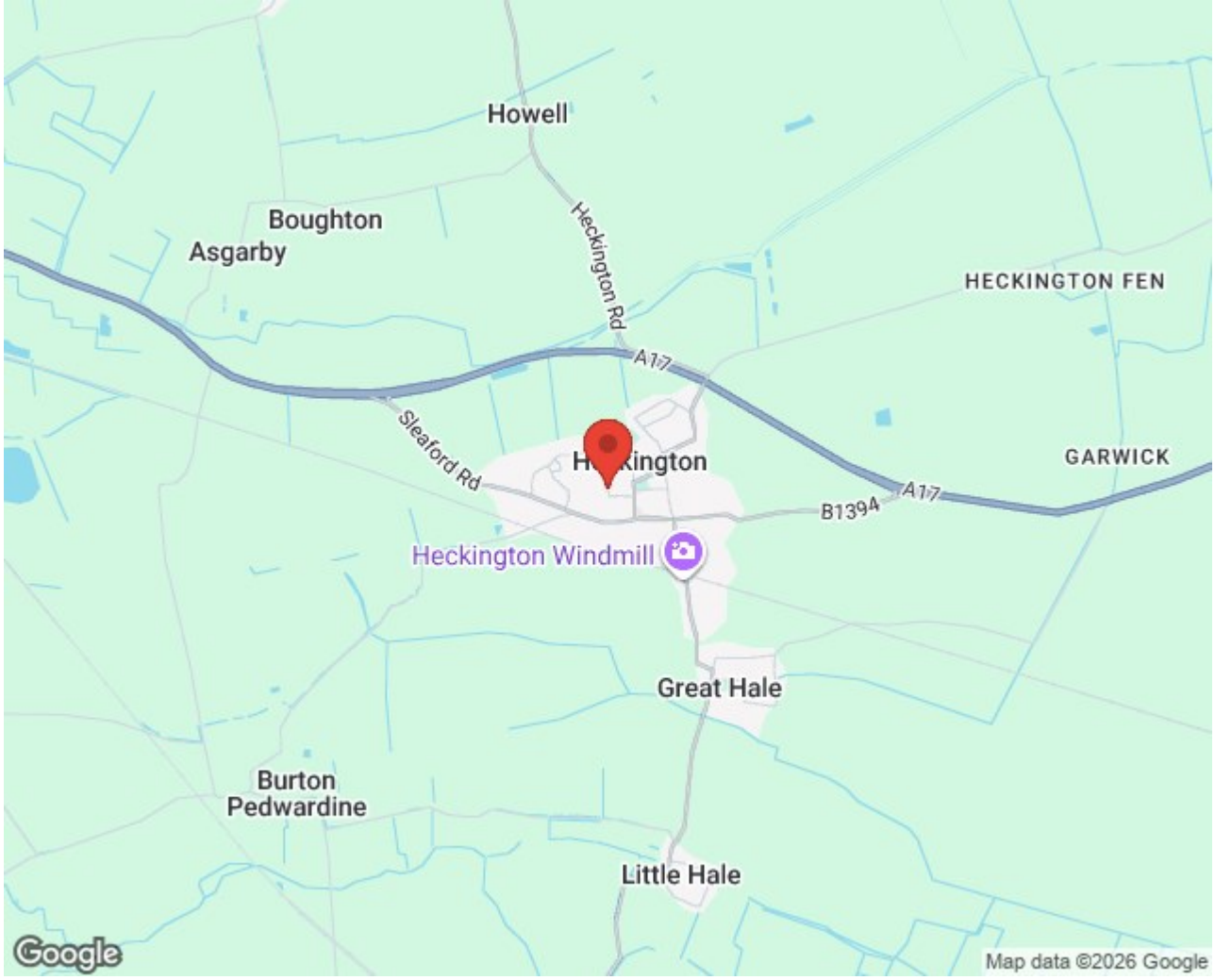
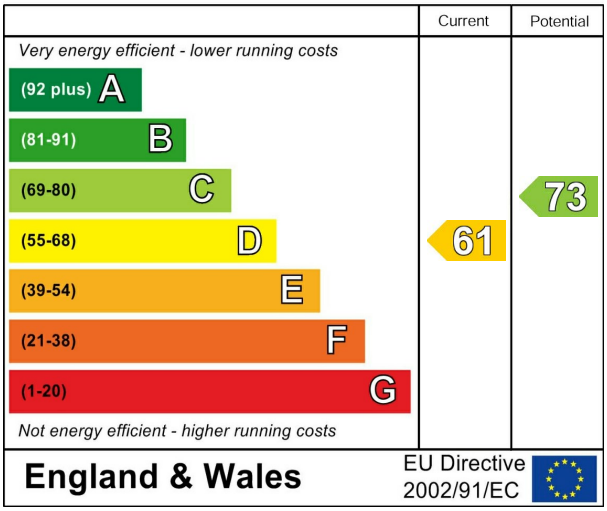
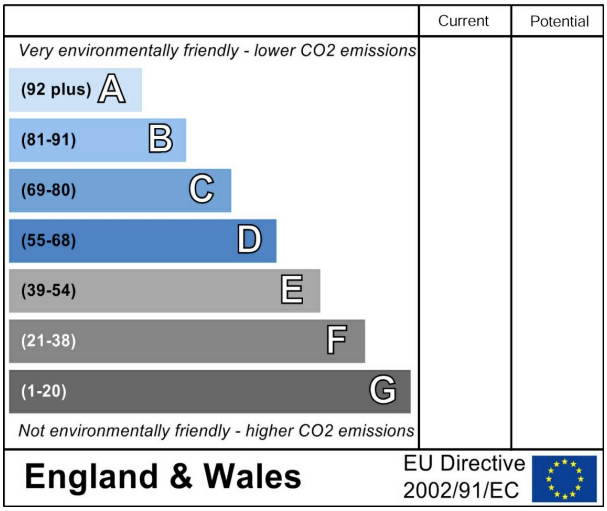

Garage
5.22m x 2.53m
(17'1" x 8'4")
Garden Room
3.70m x 2.91m
(12'2" x 9'6")
Bedroom 2
4.14m (13'7") max
x 2.41m (7'11")
Bedroom 3
3.38m x 2.27m
(11'1" x 7'5")
Kitchen/Diner
4.87m x 3.80m
(16' x 12'5")
Hallway
5.97m x 2.83m
(19'7" x 9'4")
Bathroom
2.97m x 1.53m
(9'9" x 5')
Living Room
6.29m (20'8") max
x 3.80m (12'5")
Bedroom 1
4.42m x 3.23m
(14'6" x 10'7")



Energy Efficiency Rating



Environmental Impact (CO_2) Rating