

***LEACHMAN CLOSE,
HECKINGTON, NG34 9WY***



OFFERS OVER £230,000

******NO CHAIN****** Located within this quiet residential area at the end of a no-through road and built 6 years ago by reputable local developer Chance Option, a well presented Three Bedroom Semi-Detached House offering generous living space, Ensuite to the master, Fully Enclosed West Facing Rear Garden with Timber Shed, and Ample Off Road Parking. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Cloakroom, Kitchen Diner, Lounge with Bay Window and Bi-Folding Doors, Three Spacious Bedrooms, Ensuite to the Master Bedroom, and Family Bathroom. Outside the Rear Gardens are Fully Enclosed and have access to the Driveway which provides parking for Two Vehicles, whilst the front of the property overlooks the nearby Green Area and Pond forming a private retreat. Viewing of this property is strongly recommended to fully appreciate the spacious accommodation together with its tranquil yet convenient setting.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right into the village of Heckington. Proceed into the High Street and continue onto Boston Road, take the first turning on the left into Dickinson Road and take the next left into Barnatt Way. Take the next turning on the right into Leachman Close where the property is located on the left hand side as indicated by our 'For Sale' board.

Double glazed composite entrance door provides access to the entrance hall.

Cloakroom:

Having close coupled W.C., vanity hand washbasin with mixer tap, and extractor fan.

Kitchen Diner: 3.53m (11'7") x 4.11m (13'6")

Having matching wall and base units with worktop over, 1 1/2 bowl inset composite drainer sink with mixer tap, under stairs cupboard, decorative panelling, ceiling downlighters, underfloor heating, and a range of integrated appliances including double electric oven, four ring gas hob with cooker hood over, fridge freezer, dishwasher, and washer-dryer.

Lounge: 5.00m (16'5") x 4.01m (13'2")

Having bay window, decorative panelling, two wall light points, bi-folding doors to the rear garden, and underfloor heating.

Stairs from the lounge provide access to the **First Floor Landing** having loft access which is partially boarded, smoke alarm, and radiator.

Bedroom 1: 3.91m (12'10") x 3.05m (10'0") max

Having radiator.

Ensuite: 0.99m (3'3") x 3.05m (10'0")

Having close coupled W.C., vanity hand washbasin with mixer tap, shower cubicle with mains fed shower, mermaid board splashbacks, ceiling downlighters, extractor fan, and chrome towel radiator.

Bedroom 2: 2.74m (9'0") x 2.90m (9'6")

Having radiator.

Bedroom 3: 2.18m (7'2") x 2.90m (9'6")

Having radiator.

Bathroom: 1.70m (5'7") x 2.31m (7'7")

Having close coupled W.C., vanity hand washbasin with mixer tap, 'P' shaped panelled bath with mixer tap and mains shower over with shower screen, ceiling downlighters, extractor fan, and chrome towel radiator.

Outside:

A block paved drive provides off road parking for two vehicles with a timber gate providing access to the rear gardens which are West facing, fully enclosed by timber fencing and having large patio area, lawned area, timber outbuilding with power and lighting, gravelled store area, and further



View



Kitchen Diner



Further Aspect



Lounge



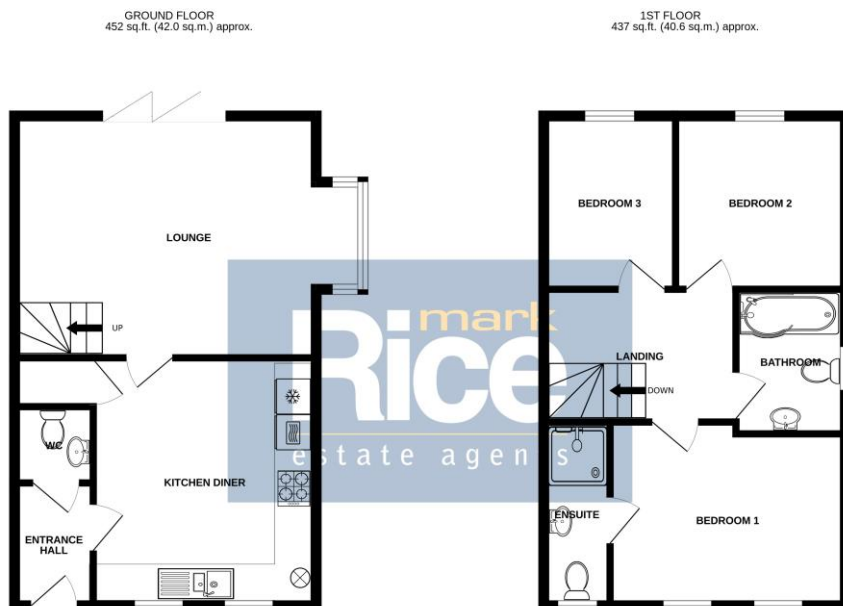
Further Aspect

lawned area to the side of the property with a timber gate leading to the front. The front gardens are laid to lawn with a gravelled border, patio path leading to the front entrance door, and views towards the local green area and pond. A cold water tap and external power point are fitted.

Council Tax Band: B

Agents Note:

The Vendor informs us there is an annual service charge of approximately £150.00.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 1



Ensuite



Bedroom 2



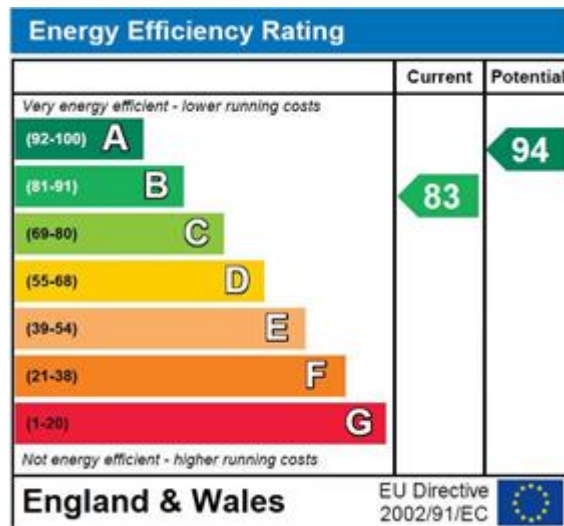
Bathroom



Rear Garden



Driveway



Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 11/09/26

Viewing Strictly by Appointment With Mark Rice Estate Agents
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