



**Willow Close, Heckington Sleaford NG34 9RH**



**welcome to**

## **Willow Close, Heckington Sleaford**

A heavily extended semi-detached home in sought-after Heckington with driveway, garage & enclosed garden featuring bar area and hot tub. Stylish open-plan kitchen diner with snug and log burner, lounge, utility and WC. Close to shops, schools and train station, ideal for modern living and families!



**Entrance Porch**

Having tiled flooring.

**Hall**

Having a radiator and solid oak flooring.

**Lounge**

There is a radiator, storage cupboard and window to the front.

**Kitchen Diner**

Fitted with a range of wall and base units with work surfacing, sink, integrated appliances including a double oven, fridge freezer and dishwasher. There is an induction hob, wine cooler, breakfast bar, solid oak flooring, radiator, tiled flooring in the dining area, log burner, storage cupboard, window to the rear and patio doors leading to the kitchen.

**Utility**

Having base units with work surfacing over, plumbing for washing machine, oak flooring, radiator and door to the rear.

**Cloakroom**

Fitted with a wash hand basin, WC, heated towel rail and tiled flooring.

**First Floor Landing**

Having access to the loft and radiator.

**Bedroom One**

There is a radiator and window to the front.

**Ensuite**

Fitted with a bath, shower cubicle, wash hand basin, WC, vinyl flooring and window to the rear.

**Bedroom Two**

Having a radiator and window to the front.

**Bedroom Three**

There is a radiator, laminate flooring and window to the rear.

**Bedroom Four**

Having storage, radiator and window to the front.

**Shower Room**

Fitted with a suite comprising of a shower cubicle, wash hand basin, WC, heated towel rail, cupboard, tiled flooring and window to the rear.

**Outside Front**

To the front of the property there is a driveway and side access.

**Garage**

With electric roller door and lighting.

**Rear Garden**

The enclosed rear garden has artificial grass, patio, log store, shed and outside bar with a wood burner, built-in barbeque and hot tub.

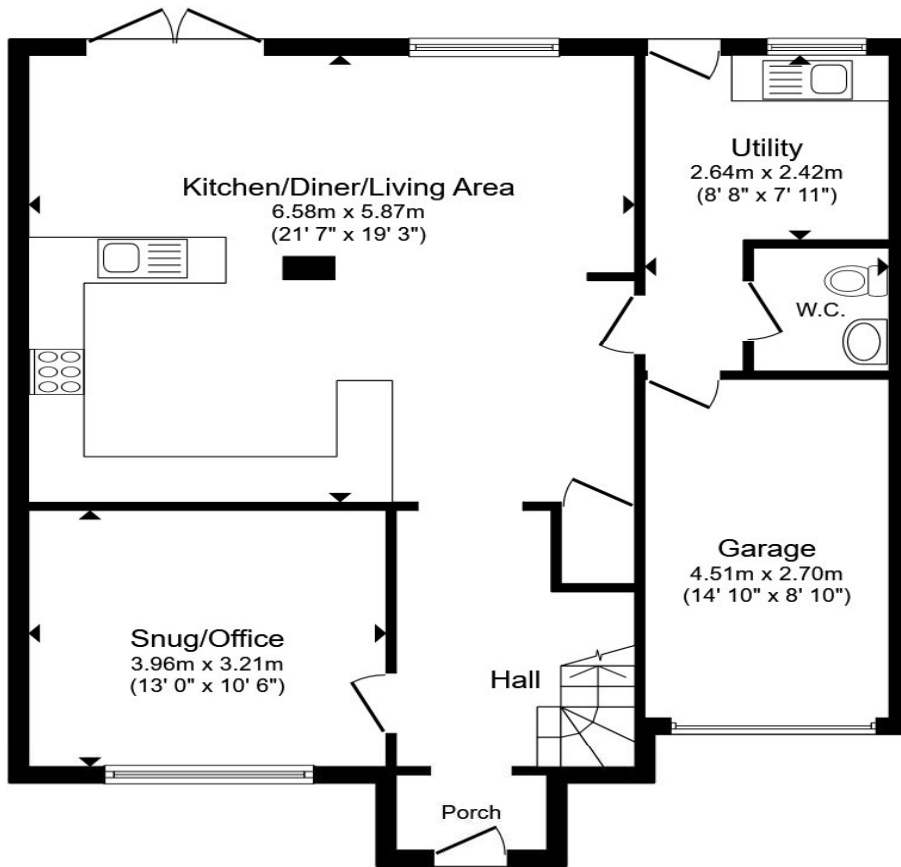
**Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

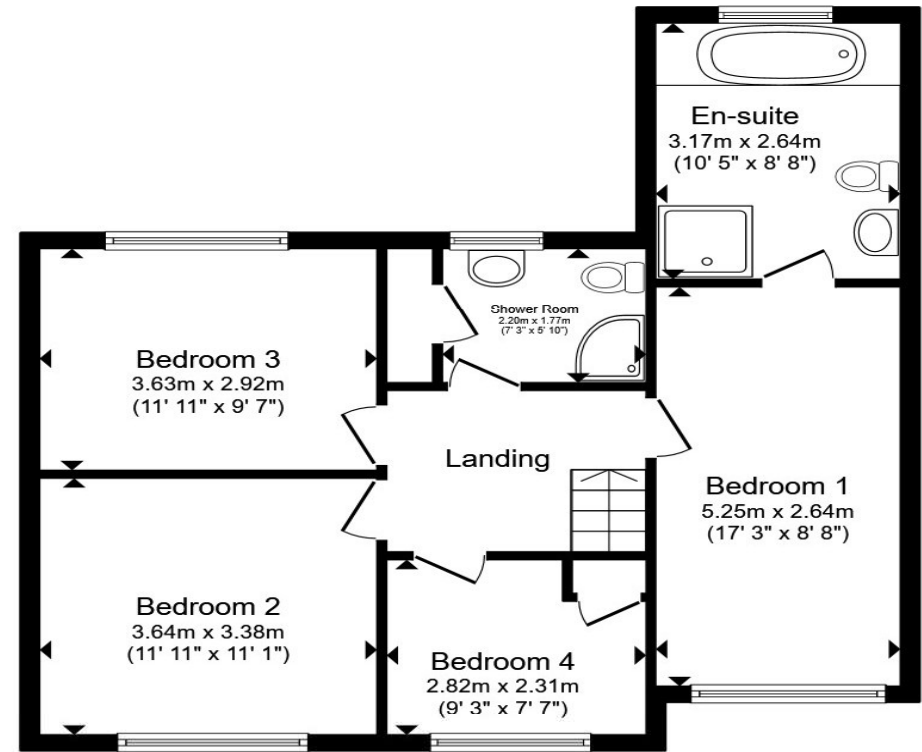


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**Ground Floor**



**First Floor**

Total floor area 152.3 m<sup>2</sup> (1,639 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## **Willow Close, Heckington Sleaford**

- Spacious family home with open-plan living
- Four good sized bedrooms
- Large entertaining area with hot tub in garden
- Desirable location in heart of popular village
- Deceptively spacious

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112701 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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