

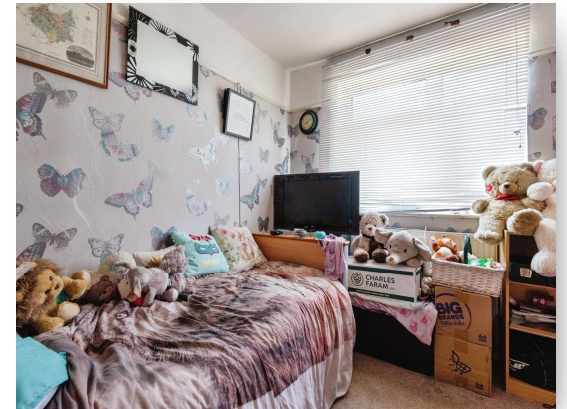


**Heckington Road, Great Hale Sleaford NG34 9JT**

**welcome to**

## **Heckington Road, Great Hale Sleaford**

A spacious semi-detached home, with two reception rooms, one currently used as a ground floor bedroom. In need of renovation, offering excellent potential to add value. Features include a kitchen, family bathroom, private rear garden and is close to amenities such as shops and train station.



**Entrance Hall**

Having a radiator and window.

**Lounge**

17' 5" x 13' 1" max ( 5.31m x 3.99m max )

There is a TV point, built-in storage, two radiators and windows to the front and rear.

**Kitchen**

12' 6" x 9' 4" ( 3.81m x 2.84m )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, space for oven, plumbing for washing machine, space for fridge, radiator, walk-in pantry with window, door to the side and window.

**Study / Bedroom**

10' x 9' ( 3.05m x 2.74m )

Having a radiator and window to the front.

**First Floor Landing****Bedroom One**

13' 3" x 9' 6" ( 4.04m x 2.90m )

There is a radiator and window to the front.

**Bedroom Two**

9' 6" x 9' 6" max ( 2.90m x 2.90m max )

Having a radiator and window to the side.

**Bedroom Three**

13' 6" x 9' 6" ( 4.11m x 2.90m )

There is a built-in cupboard, radiator and two windows to the rear.

**Bedroom Four**

13' x 7' 8" ( 3.96m x 2.34m )

Having a radiator and window to the front.

**Bathroom**

9' 4" x 6' ( 2.84m x 1.83m )

Fitted with a walk-in shower, wash hand basin, WC, radiator and windows to the rear and side.

**Outside Front**

To the front of the property there is a good sized mature lawned garden.

**Rear Garden**

There is a good sized rear garden.



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**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

**welcome to**

## **Heckington Road, Great Hale Sleaford**

- Spacious Semi-Detached Home
- Two Large Reception Rooms
- Good Size Front and Rear Gardens
- Close to Local Amenities and Train Station
- Village Location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112905 - 0004

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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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