

***CHRISTOPHER CLOSE,  
HECKINGTON, NG34 9SA***



***New Price £190,000***

***An Extended Three Bedroom Terraced House located within a quiet cul-de-sac only a few minutes' walk from the village centre and offered to the market with No Forward Chain. The property has been well maintained by the current owner and benefits from Solar Panels, Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Lounge with Dining Area, Kitchen, Sun Room, Three Bedrooms and Family Bathroom. Outside there is Off Road Parking to the front of the property and the rear garden is fully enclosed and designed with ease of maintenance in mind. There is a Garage in a block nearby and to fully appreciate its tranquil setting, viewing of this property is highly recommended.***

**Directions:**

Travelling from Sleaford on the A17 towards Boston, turn right towards the village of Heckington. Proceed into the centre of the village into Sleaford Road and continue into the High Street. Take the next turning on the right into Church Street and take the first turning on the left into Churchill Way. Turn right into Godson Avenue and take the first turning on the right into Christopher Close. Follow the road as it bears to the right and bear right again, and the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having radiator.

**Lounge: 3.96m (13'0") x 3.89m (12'9") max**

Having gas fire with feature brick surround, understairs store cupboard, radiator and an arch providing access to the Dining Area.

**Dining Area: 2.67m (8'9") x 2.39m (7'10")**

Having radiator.

**Kitchen: 2.67m (8'9") x 2.36m (7'9")**

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated electric oven, inset four ring gas hob with stainless steel cooker hood over, integrated dishwasher, tiled splashbacks and radiator. A rear entrance door provides access to the:

**Sun Room: 4.39m (14'5") x 2.64m (8'8")**

Having two Velux roof lights, radiator and French doors provide access to the rear garden.

Stairs from the hall provide access to the First Floor Landing having airing cupboard housing the combination boiler, smoke alarm and loft access.

**Bedroom 1: 3.91m (12'10") x 2.67m (8'9")**

Having a range of fitted bedroom furniture and radiator.

**Bedroom 2: 2.95m (9'8") x 2.77m (9'1")**

Having radiator.

**Bedroom 3: 2.34m (7'8") x 2.06m (6'9")**

Having radiator.

**Bathroom:**

Beng fully tiled and having close coupled w.c, vanity hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over with shower screen, extractor fan and radiator.

**Outside:**

The front garden has been gravelled for ease of maintenance and to provide Off Road Parking for two vehicles and has views towards St. Andrews Church. A paved path leads to the front entrance door. The Rear Garden is laid mostly to patio with hedge borders, has two external wall light points and is fully enclosed by a combination of timber fencing and conifer hedging. A gate provides access to a rear pathway and a timber shed is included. There is a Garage in a nearby block which has an up and over door.



**Lounge**



**Further Aspect**



**Dining Area**



**Kitchen**

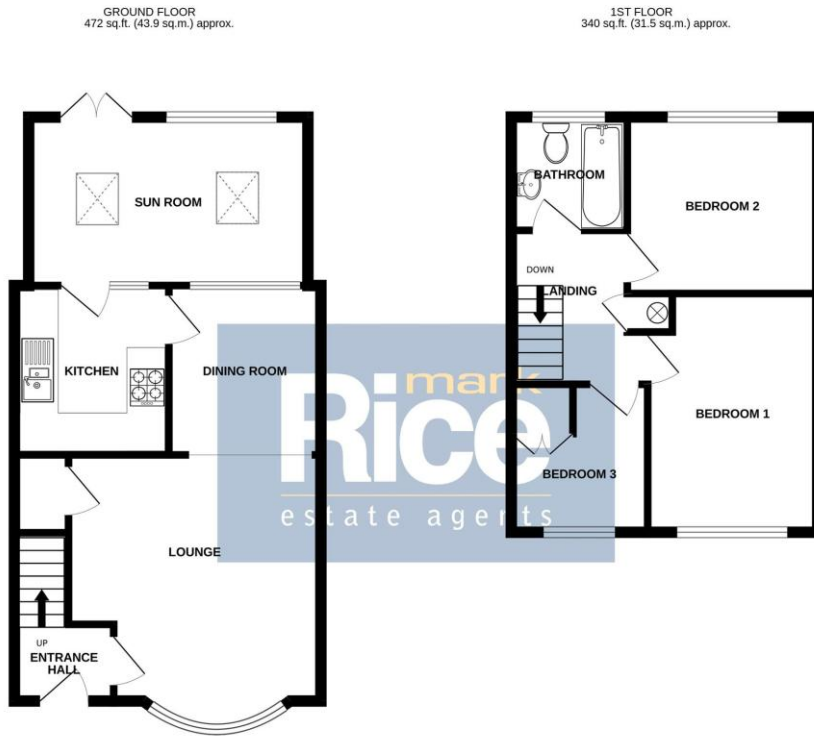


**Sun Room**

**Agent's Note:**

*The solar panels are fully owned by the vendor.*

*Council Tax Band A.*



TOTAL FLOOR AREA: 812 sq.ft. (75.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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**



**Bedroom 2**



**Bathroom**



**Rear Garden**

**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*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**