



**Banks Lane, Heckington Sleaford NG34 9QY**

*welcome to*

## **Banks Lane, Heckington Sleaford**

This superb, detached home offers spacious accommodation, a stylish kitchen diner, garden room, garage, ample parking and an enclosed garden. Less than four years old with the remainder of its builder's warranty and within walking distance of schools, shops and the railway station!





**Entrance Hall**

Having vinyl flooring, radiator and understairs storage space.

**Lounge**

There are two radiators, TV point, bay window to the front and patio doors to the rear.

**Kitchen Diner**

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, sink, double NEFF oven, integrated fridge freezer, integrated dishwasher, breakfast bar, radiator, LVT flooring, bay window to the front, further windows to the side and rear.

**Utility**

Having base units with work surfacing over, sink, LVT flooring, radiator, gas boiler and window to the side.

**Cloakroom**

Fitted with a wash hand basin, WC, radiator, LVT flooring and window to the rear.

**First Floor Landing**

Having a cupboard, access to the loft, two radiators and windows to the front and rear.

**Bedroom One**

There is a built-in wardrobe, radiator and window to the front.

**Ensuite**

Fitted with a shower cubicle, wash hand basin with storage below, WC, heated towel rail and LVT flooring.

**Bedroom Two**

Having a radiator and window to the rear.

**Bedroom Three**

There is a radiator and window to the front.

**Bathroom**

Fitted with a suite comprising of bath with shower over, wash hand basin, WC, heated towel rail, LVT flooring and window to the rear.

**Outside Front**

To the front of the property there is a block paved driveway providing parking for multiple vehicles and lawn.

**Detached Garage**

Having electric door and power.

**Rear Garden**

The enclosed rear garden is mainly laid to lawn.

**Garden Room / Summerhouse**

Ideal for a gym, hobby room or additional space.

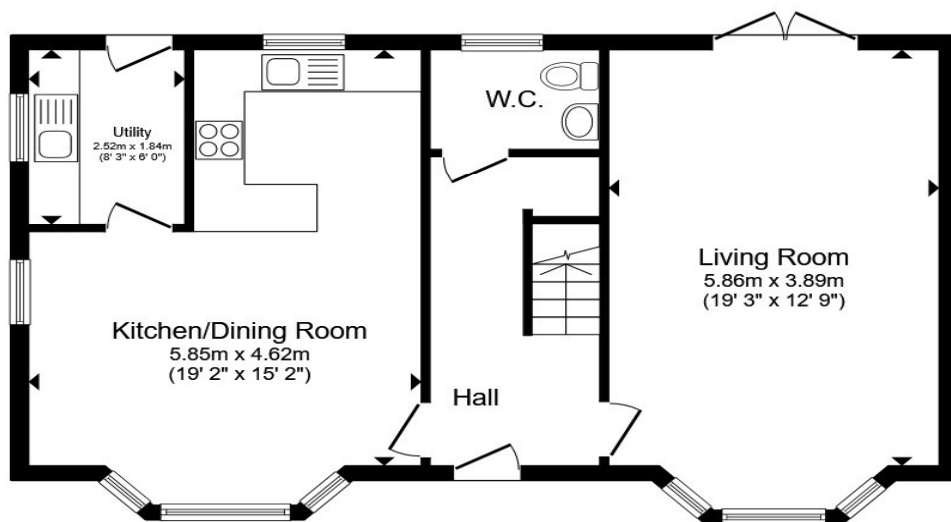
**Agents Note**

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.

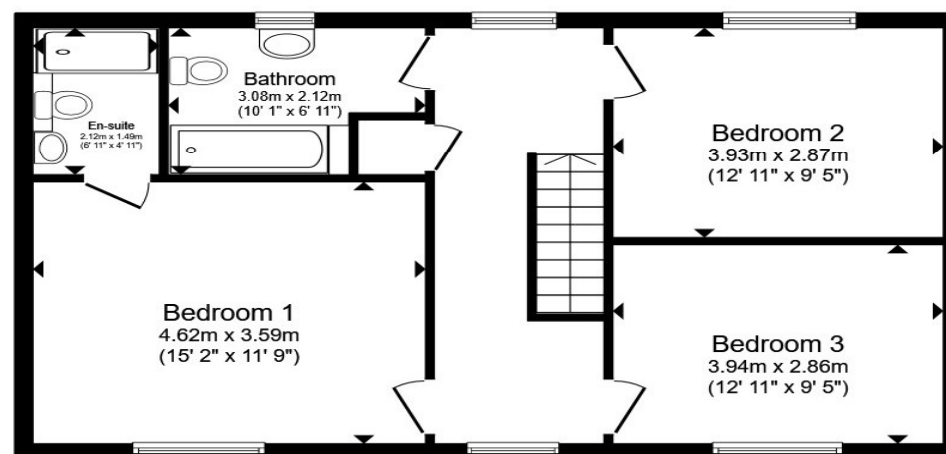


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**Ground Floor**



**First Floor**

Total floor area 130.7 m<sup>2</sup> (1,407 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)

**welcome to**

## **Banks Lane, Heckington Sleaford**

- Detached home in a very desirable part of Heckington
- Three double bedrooms with ensuite
- Detached garden room/summerhouse/attached shed
- Ample parking to the front
- Walking distance to local amenities

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH113408 - 0003

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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