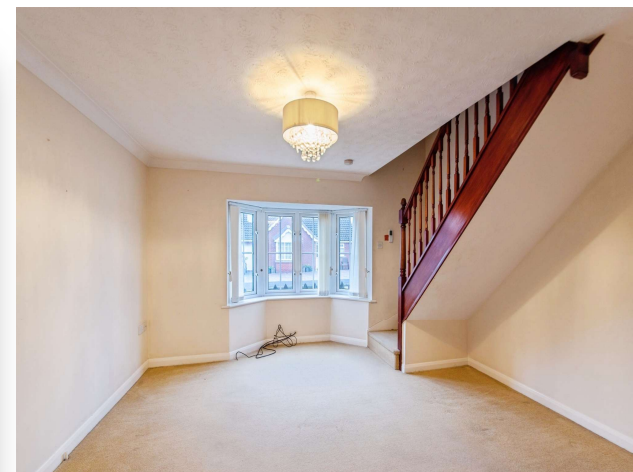




**Godson Avenue, Heckington Sleaford NG34 9SB**



**welcome to**

**Godson Avenue, Heckington Sleaford**

A well-arranged home set in a highly sought after area of Heckington and offers comfortable living with the opportunity to personalise. Benefitting from spacious rooms throughout including a conservatory to rear, as well as a detached garage and driveway, this is a must view! NO CHAIN



**Lounge**

Being entered via a door from the side with a radiator, TV point, stairs rising to the first floor and bay window to the front.

**Kitchen**

Fitted with a range of wall and base units with work surfacing over, single drainer sink, oven, gas hob, plumbing for washing machine, breakfast bar, space for fridge freezer, vinyl flooring, window and door to the:

**Conservatory**

Having windows, tiled flooring and double doors to the rear.

**First Floor Landing**

Having access to the loft.

**Bedroom One**

There is a TV point, radiator and window to the side.

**Bedroom Two**

Having a TV point, radiator and windows to the side and front.

**Bathroom**

Fitted with a suite comprising of a bath, shower cubicle, wash hand basin, WC, radiator, storage cupboard and window to the front.

**Outside Front & Side**

There is a gravelled area with shrubs, driveway to the side providing parking for multiple vehicles leading to the garage and gated side access.

**Detached Garage**

Having up and over door.

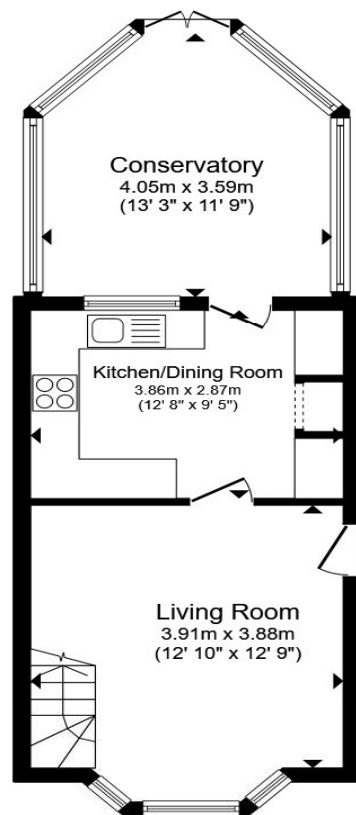
**Garden**

The enclosed garden has a lawn, patio area and shed.

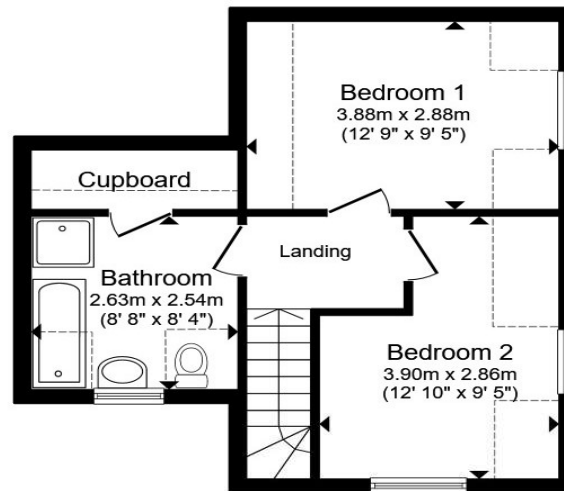


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**Ground Floor**



**First Floor**

**Total floor area 77.9 m<sup>2</sup> (839 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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## **Godson Avenue, Heckington Sleaford**

- Spacious home situated in a sought-after village location
- Large conservatory to the rear of the property
- Perfect for first time buyers
- Driveway and detached garage
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112937 - 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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