NEWTONFALLOWELL



St Andrews Street, Heckington
£325,000

3 2 1

Freehold

3 2 1

Key Features

- Extended Three Bed Bungalow
- Popular Village Location
- Dining Kitchen & Utility Room
- En-Suite & Shower Room
- Garage & Ample Parking
- Generous Rear Garden
- EPC rating C















Located within walking distance of the centre of this popular village, an Extended Three Bedroom Detached Bungalow located within mature, private and generous gardens. The good sized property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, 19'6 Lounge, 16'5 Kitchen Diner, Three Bedrooms with En-Suite to the master bedroom, Utility Room and Shower Room. Outside, there is a Garage with an electric door, with further outbuildings to the rear. The property has a drive providing more than ample parking to the front and the rear garden needs to be viewed to fully appreciate the size of the plot which is well sheltered. Early viewing of this property is highly recommended.

Lounge
5.94m x 3.86m (19'6" x 12'8")

Kitchen Diner
5m x 4.78m (16'5" x 15'8")

Utility Room
1.96m x 1.88m (6'5" x 6'2")

Bedroom One
4.01m x 2.9m (13'2" x 9'6")

Bedroom Two
3.05m x 2.67m (10'0" x 8'10")

Bedroom Three
3.73m x 2.29m (12'2" x 7'6")

Garage
5.61 (18’5”) x 3.35m (11’0”)

Workshop One
3.48m (11’5”) x 3.23m (10’7”)

Workshop Two
5.08m (16’8”) x 3.12m (10’3”)

Agents Note
These are draft particulars awaiting vendor approval.

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Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.











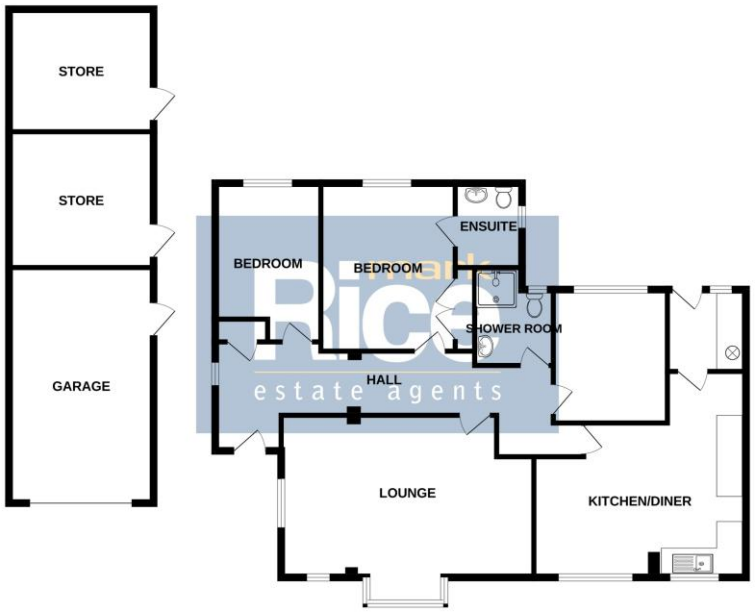






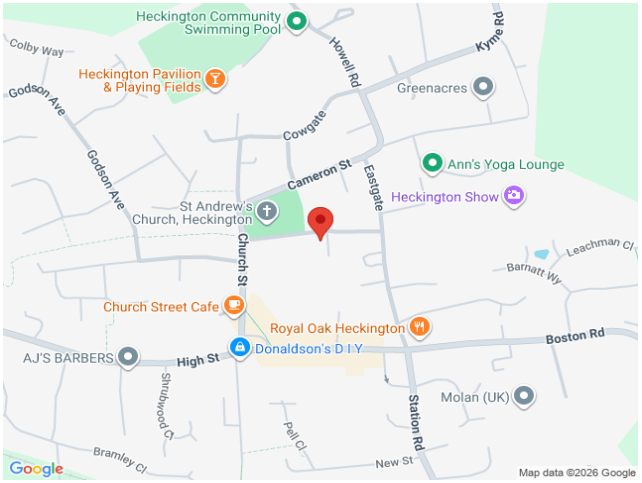
Floorplan

GROUND FLOOR
1490 sq.ft. (138.4 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 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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