

***HOULDEN WAY,
HECKINGTON, NG34 9TY***



£295,000

A spacious Three Double Bedroom Detached House located within walking distance of the village centre and its amenities and offering a good size and private Rear Garden The property has been well maintained by the current owner and benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen and Utility Room, whilst to the first floor are Three Double Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside there is a drive providing Off Road Parking which leads to the Detached Garage and the rear garden is not overlooked. This property would make an ideal family home and is within walking distance of the nearby primary school and play area, and therefore viewing is recommended.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right towards the village of Heckington and proceed into Sleaford Road. Continue into the High Street and proceed to the village Green and turn left into Church Street. Turn left again into Churchill Way and turn right into Godson Avenue. Take the second turning on the right into Houlden Way where the property is located on the left hand side.

A double glazed entrance door provides access to the **Entrance Hall** having smoke alarm, coved ceiling and radiator.

Cloakroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, coved ceiling, radiator and extractor fan.

Lounge: 6.15m (20'2") x 3.28m (10'9")

Having feature gas fire with surround, coved ceiling, two radiators and French doors providing access to the rear garden.

Dining Room: 3.38m (11'1") x 3.12m (10'3")

Having coved ceiling, radiator and an arch providing access to the:

Kitchen: 2.92m (9'7") x 2.26m (7'5")

Having a range of matching wall and base units with worktop over, single drainer composite sink with mixer tap, integrated electric oven, inset four ring gas hob with matching unit cooker hood over, tiled splashbacks and coved ceiling.

Utility Room: 2.92m (9'7") x 1.45m (4'9")

Having one tall cupboard with a further cupboard housing the fridge Freezer, worktop, space and plumbing for washing machine, wall mounted gas central heating Baxi boiler, coved ceiling, side entrance door, tiled splashbacks and radiator.

Stairs from the hall provide access to the first-floor landing having large store cupboard, loft access and smoke alarm.

Bedroom 1: 4.42m (14'6") x 3.28m (10'9")

Having radiator

En-Suite: 2.84m (9'4") x 1.90m (6'3")

Being part tiled and having close coupled wc, pedestal hand washbasin with pillar taps, separate shower cubicle with electric shower, extractor fan and radiator.

Bedroom 2: 3.45m (11'4") x 3.43m (11'3") max

Having radiator.

Bedroom 3: 3.45m (11'4") x 2.64m (8'8")

Having radiator.

Bathroom: 2.59m (8'6") x 1.90m (6'3")

Being part tiled and having close coupled wc pedestal hand washbasin with pillar taps, walk-in shower cubicle with mains fed shower, shaver point,



Lounge



Dining Room



Kitchen



Utility Room



Bedroom 1

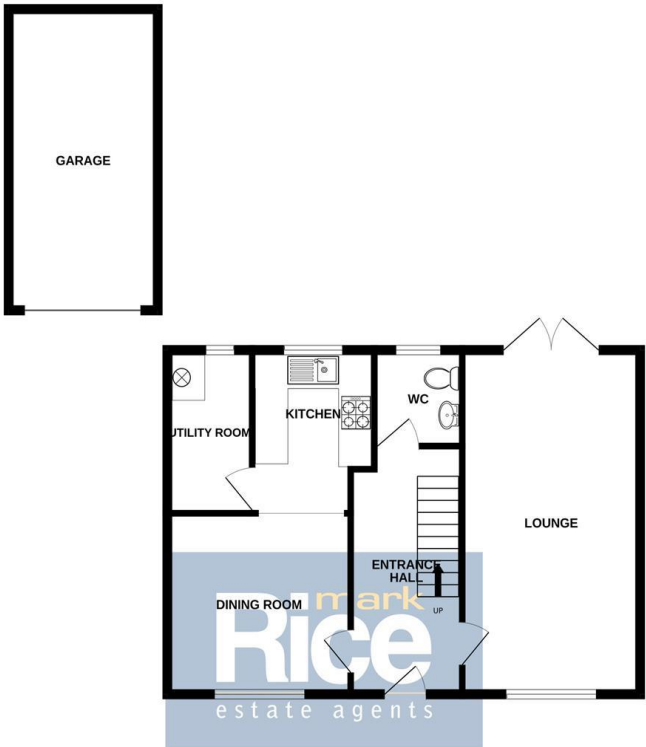
extractor fan and radiator.

Outside:

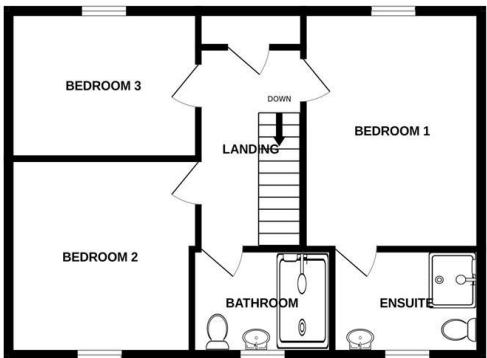
A tandem tarmac drive provides **Off Road Parking** and approaches the **Single Detached Garage 5.38m (17'8") x 2.74m (9'0")** having manual up and over door, power points and lighting, and the front garden is laid to lawn with decorative borders well stocked with mature hedges. A timber gate provides access to the **Rear Garden** which is laid mostly to lawn with a patio area and paved path, a variety of mature shrubs and hedging and gravelled borders for ease of maintenance, all enclosed by timber fencing, and a cold water tap is fitted.

Council Tax Band C.

GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.3 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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En-Suite



Bedroom 2



Bedroom 3



Bathroom



Outside



Further Garden Aspect

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**

APPROVED BY

DATE