





Situated in the heart of the ever-popular village of Heckington, this three bedroom semi-detached home offers spacious, well-presented accommodation, ideal for families and commuters alike.

The property enjoys a convenient location and excellent transport links, with Heckington train station within walking distance and a host of other local amenities including shops and schools nearby.

Inside, the accommodation is well proportioned throughout, with the ground floor comprising entrance hall, a comfortable lounge, and a separate dining room. With open access to the kitchen, this area feels perfect for entertaining or family living. To the first floor are three generous bedrooms, offering ample space for furniture and flexible use.

Externally, the property continues to impress with a well-maintained, block-paved and double-gated driveway. For secure parking. The driveway extends alongside the property leading to a garage and to the generous rear garden. The rear is similarly attractive and thoughtfully designed, with low-maintenance area's for outdoor dining and a lawned garden ideal for keen gardeners or buyers with pets or children to consider.

Offering space, location and practicality in equal measure, this attractive home is highly recommended for viewing to fully appreciate all it has to offer.

- Extremely Well-Presented Semi-Detached House
- Three Bedrooms With Modern Bathroom
- Lounge, Dining Room, Kitchen and Utility
- Block-Paved and Gated Driveway With Garage
- Generous, Well-Maintained Garden
- uPVC Double Glazing, Gas-Fired Central Heating
- Tenure: Freehold. EPC 'D' 61. Council Tax 'B'











Entrance by a part glazed and leaded affect uPVC door into the:

**Entrance Hall** - Having stairs to the first floor and doors leading through to the dining room and lounge.

**Lounge 4.19m x 3.72m** - The lounge has a uPVC bay window overlooking the front, carved fire surround with marble style insert and open grate fireplace. Part panelling to the walls and exposed wooden floor.

**Dining Room 4.19m x 3.45m** - Under stairs storage cupboard with light, two built-in double door cupboards, radiator, engineered Oak flooring and open access with decorative sleeper extending into the kitchen.

**Kitchen 4.93m x 2.43m** – Having uPVC window and door to the side, the kitchen comprises a range of fitted cupboard and drawer units to both base and eye level with work surfaces, including breakfast bar, inset one and a half bowl sink/ drainer with mixer tap. Freestanding electric cooker with extractor canopy over. Tiled floor, splashback tiling, recessed lighting and spaces for dishwasher, washing machine and fridge.



From the kitchen, a uPVC obscure-glazed door opens into the:

**Rear Porch/ Utility 1.60m x 1.49m** – The utility has a door to the rear, tiled floor, space for tall fridge/ freezer and a further utility appliance space.

**First Floor Landing** - Doors arranged off to:

**Bedroom One 4.19m x 3.71m** – The master bedroom is an excellent size double bedroom, recently decorated and having an over-stairs wardrobe and a uPVC double glazed window overlooking the front. Radiator.

**Bedroom Two 3.48m x 3.44m** - Having uPVC double glazed window to the rear aspect, radiator.

**Bedroom Three 3.59m x 2.34m** – A generous third bedroom, bedroom three overlooks the rear garden and has radiator.

**Bathroom** - Comprising a modern white suite of panel bath with mixer tap and shower with both a handheld shower and rain head., vanity suite with hand basin and cupboard below and a close coupled WC. Recessed lighting and heated towel rail.

## Outside

The property is approached over a block-paved driveway with double gates for secure, private off-road parking. The driveway extends to the: **Detached Garage 5.51m x 3.32m** – which has up/over door, two windows to the rear, personnel door and power and lighting.

The rear of the property features low maintenance areas of raised decking and paving, which together offer a substantial space for outside seating and dining. Families or gardeners will be pleased to note that there is also a lawned garden, an outside cloakroom/WC and a greenhouse which is also included in the sale.













## Ground Floor

Approx. 51.6 sq. metres (555.4 sq. feet)



## Garage to Rear Right

Approx. 18.3 sq. metres (197.0 sq. feet)



## First Floor

Approx. 50.9 sq. metres (548.1 sq. feet)



**NOTE:** All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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