



Barley Close, Heckington
£260,000



3



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- Detached Family Home
- Three Bedrooms
- Immaculately Presented Throughout
- Sought After Village Location
- Close Walking Distance to Amenities
- West Facing Rear Garden
- Freehold
- EPC rating: TBC



Beautifully kept and immaculately presented, this three bedroom detached family home is situated in the sought after village of Heckington, just a short walk from the village centre and its excellent local amenities. The property benefits from tandem parking to the front and a well maintained south-west facing rear garden, ideal for enjoying the afternoon and evening sun. Internally, the accommodation comprises an inviting entrance hall, lounge leading through to a dining room with sun room overlooking the rear garden, a breakfast kitchen with separate utility room and a downstairs WC. To the first floor are three bedrooms, including a master with en suite, and a family bathroom. This turn-key ready home must be viewed to be fully appreciated.

Entrance Hall

With part glazed composite Entrance door, stairs leading to 1st floor with storage cupboard under and radiator.

Lounge

4.6m x 3.33m (15'1" x 10'11")

With bay window to front aspect, TV and BT point, electric fire place, radiator and archway to;

Dining Room

2.98m x 2.7m (9'10" x 8'11")

With patio doors to Sun room and radiator.





Breakfast Kitchen

2.98m x 3.58m (9'10" x 11'8")

Having a range of base and eye level units with work surface over and space for a 4 seater table and chairs, one and a half ceramic sink with mixer tap, space for freestanding fridge freezer, integrated oven with four ring induction hob and extractor hood over, space and plumbing for dishwasher, window to rear garden and radiator.

Sun Room

1.73m x 2.14m (5'8" x 7'0")

With door to rear garden.

Utility Room

2m x 1.6m (6'7" x 5'2")

Having base level unit with work surface over, space and plumbing for washing machine, space for tumble dryer, Worcester Bosch boiler, access to loft space, door to rear garden and window to side.

Cloakroom

With low level wc, hand wash basin with storage under, window to front aspect and radiator.

Landing

With stairs taken from Entrance Hall, airing cupboard and access to loft space.

Bedroom One

3.74m x 3.42m (12'4" x 11'2")

With window to front aspect and radiator.

En Suite

Three piece suite comprising electric shower, hand wash basin set in vanity unit with cupboards under, low level wc, radiator, window to side aspect and extractor fan.

Bedroom Two

3.07m x 3.22m (10'1" x 10'7")

With window to rear aspect and radiator.

Bedroom Three

2.66m x 2.12m (8'8" x 7'0")

With window to front aspect and radiator.

Bathroom

Three piece suite comprising paneled bath with shower attachment over, hand wash basin, low level wc, radiator, window to rear aspect and extractor fan.

Outside

To front with dual parking on the large block paved driveway with side access to rear.

The rear garden is a particular feature of the property, being west facing and offering a large patio area for seating, further laid to lawn with borders, timber shed, outside tap and timber fence surround.

Garage

With electric roller garage door, electric and lighting.

Agents Note

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Financial Services

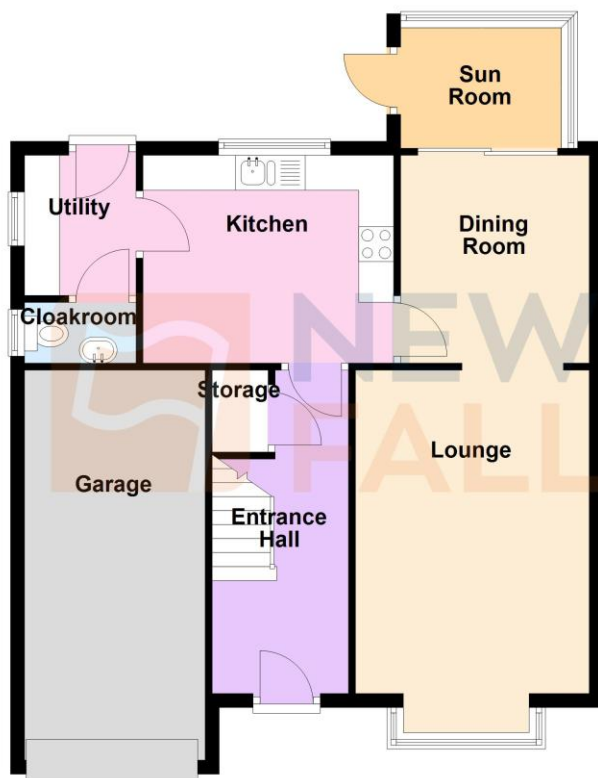
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Floorplan

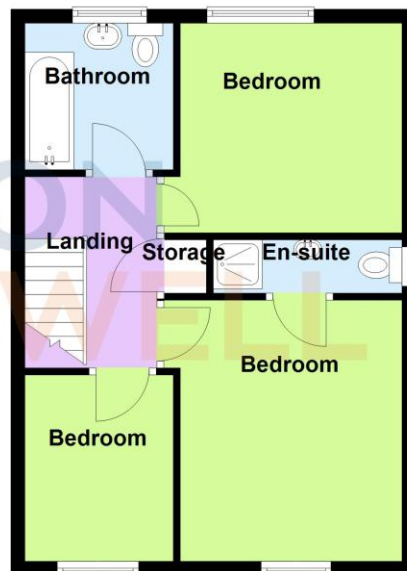
Ground Floor

Approx. 69.4 sq. metres (746.8 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



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