



Dickinson Road, Heckington



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**£230,000**

- Semi-Detached House
- Three Bedrooms
- High Specification
- Underfloor Heating to Ground Floor
- Popular Estate Location
- Two Parkings Spaces
- Freehold
- EPC rating B



In the popular village of Heckington sits this Immaculately Presented Three Bedroom Semi-Detached House. Only 5 years old, the property is high spec throughout with underfloor heating downstairs and Bosch appliances in the Kitchen Diner. The property further comprises of an Entrance Hall and Cloakroom, Three Bedrooms, En Suite and Family Bathroom. An early viewing is highly recommended to fully appreciate the standard, size and position of property on offer.

### Entrance Hall

With part glazed composite door to front aspect.

### Lounge

5.04m x 4.13m (16'6" x 13'6")

With TV and BT point, bay window to side aspect, Bo-Fold doors to rear garden and stairs to 1st flooring.

### Kitchen Diner

3.57m x 4.03m (11'8" x 13'2")

Having a range of base and eye level units with work surface over, composite one and a half sink with mixer tap and drainer, 4 ring gas burner with extractor hob over, integrated eye level double oven, wine cooler, integrated washer dryer, integrated fridge freezer, storage cupboard under stairs and two windows to front aspect.

### Cloakroom

With hand wash basin and low level wc.





### Landing

With stairs taken from Lounge, access to loft space and radiator.

### Bedroom One

3.76m x 2.96m (12'4" x 9'8")

With TV point, window to front aspect and radiator.

### En Suite

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to front aspect and extractor fan.

### Bedroom Two

2.75m x 3m (9'0" x 9'10")

With window to rear aspect and radiator.

### Bedroom Three

2.2m x 3m (7'2" x 9'10")

With window to rear aspect and radiator.

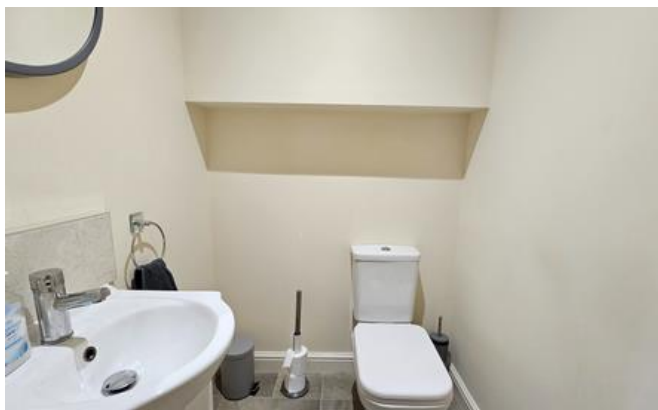
### Bathroom

Three Piece Suite with P Shaped bath with mains fed shower over, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to side aspect and radiator.

### Outside

The front and side has a small area laid to lawn with pathway to Front Entrance and outside tap.

The rear garden is mainly laid to lawn with patio area, lighting, timber fence surround and rear gate leading to two private parking spaces.



### Management Charge

There is annual payment of £100 for the management charge on the development.

### Agents Note

These are draft particulars awaiting vendor approval.

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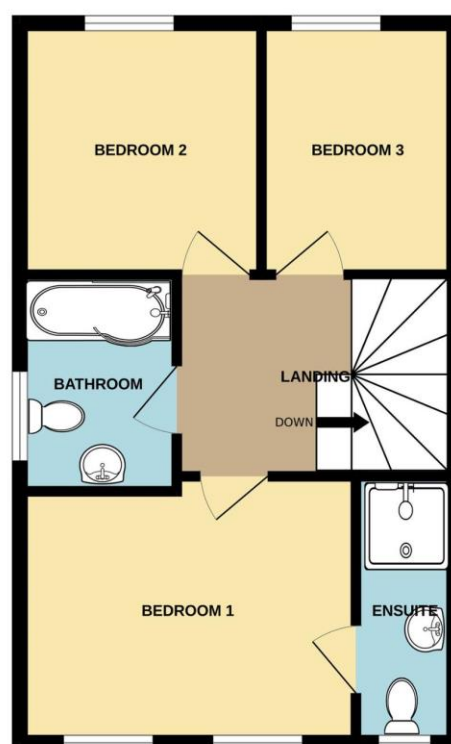


# Floorplan

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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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