

***ST ANDREWS STREET,
HECKINGTON, NG34 9RE***



£325,000

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.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right into the village of Heckington. Proceed into the High Street and turn left into Church Street. Just before the Church, turn right into St Andrews Street where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Hall having tiled floor, three wall light points, radiator and built-in cupboard.

Lounge: 5.94m (19'6") x 3.86m (12'8") narrowing to 2.87m (9'5")

Having box bay window, electric fire and radiator.

Dining Kitchen: 5.00m (16'5") x 4.78m (15'8") max

Having a range of wall and base units with worktop over, tiled splashbacks, two radiators, cooker hood and inset sink with monobloc tap.

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

Having a double glazed rear entrance door, worktop, gas central heating boiler, plumbing for washing machine and radiator.

Bedroom 1: 4.01m (13'2") x 2.90m (9'6")

Having double wardrobe and radiator.

En-Suite:

Being fully tiled and having pedestal hand washbasin, low level w.c, mains fed shower unit, towel rail and extractor fan.

Bedroom 2: 3.05m (10'0") x 2.67m (8'9")

Having radiator.

Bedroom 3: 3.73m (12'3") max x 2.29m (7'6")

Having radiator.

Shower Room:

Being part tiled and having separate shower, pedestal hand washbasin with mixer tap, low level w.c, and chrome towel radiator.

Outside

Double opening gates provide access to the gravelled drive which in turn approaches the **Garage 5.61m (18'5") x 3.35m (11'0")** having electric shutter door, side door and light and power points. A cold water tap is also fitted. The remainder of the front garden is laid to lawn. To the rear of the garage is a **Workshop 3.48m (11'5") x 3.23m (10'7")** having power and lighting, with a **Further Workshop, 5.08m (16'8") x 3.12m (10'3")**, having power. The **Rear Garden** is laid mostly to lawn with a large patio area and well stocked borders.

Council Tax Band B.



Lounge



Further Aspect



Dining Kitchen

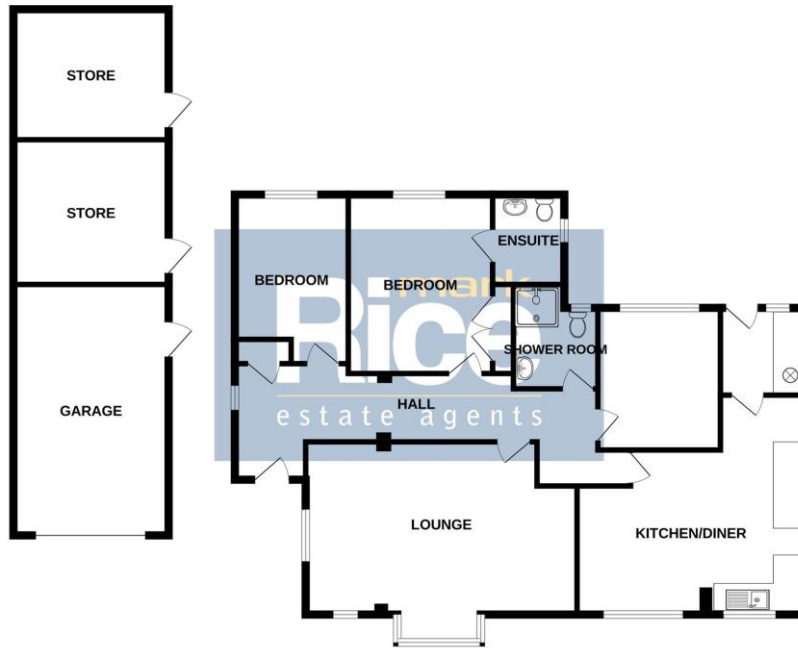


Further Aspect



Utility Room

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 herein, 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 availability or efficiency can be given.
Made with Metropix 1000S



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Shower Room



Rear Garden



Further Garden Photos

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 24/08/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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