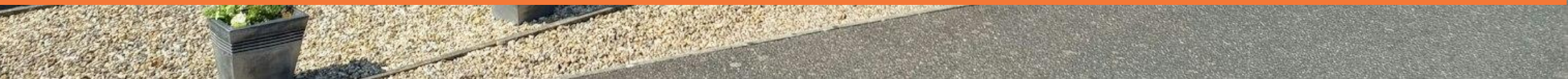
NEWTONFALLOWELL



Mayflower Drive, Heckington
£340,000

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4 3 3

Key Features

- Detached Family Home
- Four Bedrooms
- Popular Village Location
- Detached Double Garage
- Well Presented Throughout
- Large Conservatory
- EPC rating D
- Freehold















A spacious and well maintained Four Bedroom Detached Family Home located within this ever popular village and with the vendors being the first people to own the property since it was constructed in 2000. The property is located towards the edge of this residential development giving it a non estate feel, and offers more than Ample Off Road Parking together with a Double Garage and Three Reception Rooms. The property further benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Cloakroom, Lounge, Dining Room, Large Conservatory, Kitchen, Utility Room, Study, Four Spacious Bedrooms with En-Suite to the master bedroom, and Family Bathroom. Outside a drive provides hardstanding for a caravan next to the Detached Double Garage, and the rear garden is designed with ease of maintenance in mind. This well positioned property would make a great family home and therefore viewing is recommended.

Study 2.57m x 2.21m (8'5" x 7'4")

Lounge 5.08m x 3.53m (16'8" x 11'7")

Dining Room 2.92m x 2.92m (9'7" x 9'7")

Conservatory 4.81m x 3.74m (15'10" x 12'4")

Kitchen Diner 5.26m x 2.92m (17'4" x 9'7")

Utility Room 2.57m x 1.42m (8'5" x 4'8")

Bedroom One 4.56m x 3.4m (15'0" x 11'2")

En Suite 2.51m x 1.14m (8'2" x 3'8")

Bedroom Two 3.56m x 3.48m (11'8" x 11'5")

.

Bedroom Three 3.15m x 2.84m (10'4" x 9'4")

Bedroom Four 3.17m x 2.5m (10'5" x 8'2")

Family Bathroom 2.51m x 1.65m (8'2" x 5'5")

Detached Double Garage 5.41m x 4.83m (17'8" x 15'10")

Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.





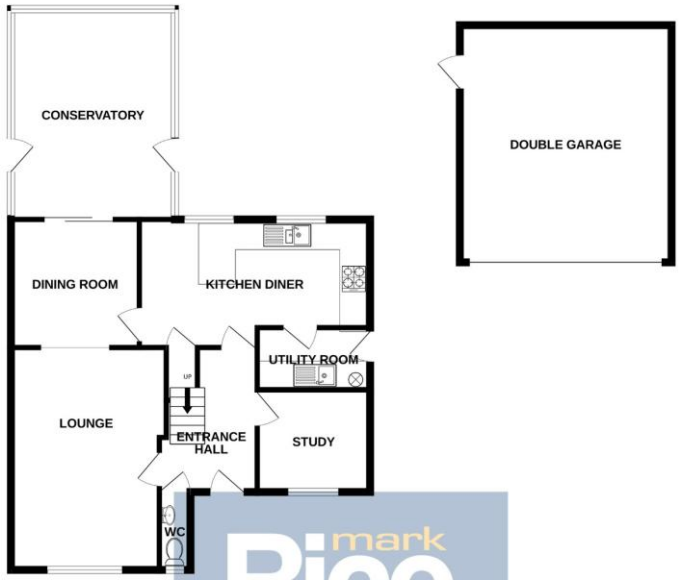




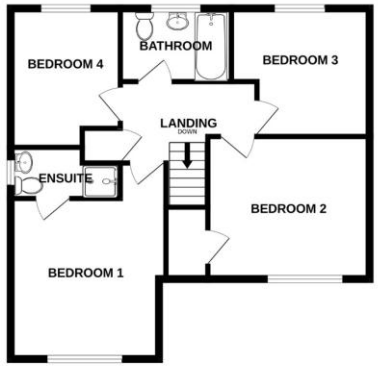




GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1711 sq.ft. (159.0 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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