



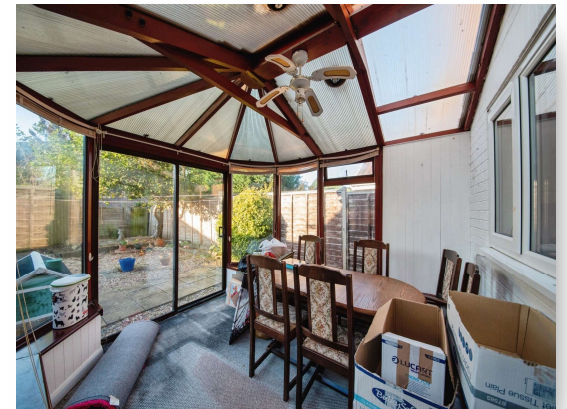
**Wellington Close, Heckington Sleaford NG34 9GZ**



**welcome to**

**Wellington Close, Heckington Sleaford**

Set in a quiet cul-de-sac in the sought-after village of Heckington, is this detached house offering fantastic potential for modernisation. The property benefits from a conservatory, detached garage and a private enclosed garden. This is a lovely family home in a sought after location. NO CHAIN.



**Entrance Hall**

Having a radiator.

**Living Dining Room**

13' 11" x 11' 10" ( 4.24m x 3.61m )

Featuring an electric fire, TV point, radiator and window to the front.

**Kitchen**

15' 1" x 7' 10" ( 4.60m x 2.39m )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, oven, hob, plumbing for washing machine, cupboard, tiled flooring, radiator and window to the rear.

**Conservatory**

11' max x 10' max ( 3.35m max x 3.05m max )

Having windows and French doors to the garden.

**First Floor Landing**

Having a window.

**Bedroom One**

11' 9" x 8' 4" ( 3.58m x 2.54m )

There is a TV point, radiator and window to the front.

**Bedroom Two**

10' 5" x 8' 4" ( 3.17m x 2.54m )

Having a radiator and window to the rear.

**Bedroom Three**

7' 2" x 6' 7" ( 2.18m x 2.01m )

There is a radiator and window to the rear.

**Bathroom**

9' 1" x 6' 6" ( 2.77m x 1.98m )

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, cupboard, laminate flooring, radiator and window to the front.

**Outside Front**

To the front of the property there is driveway providing parking.

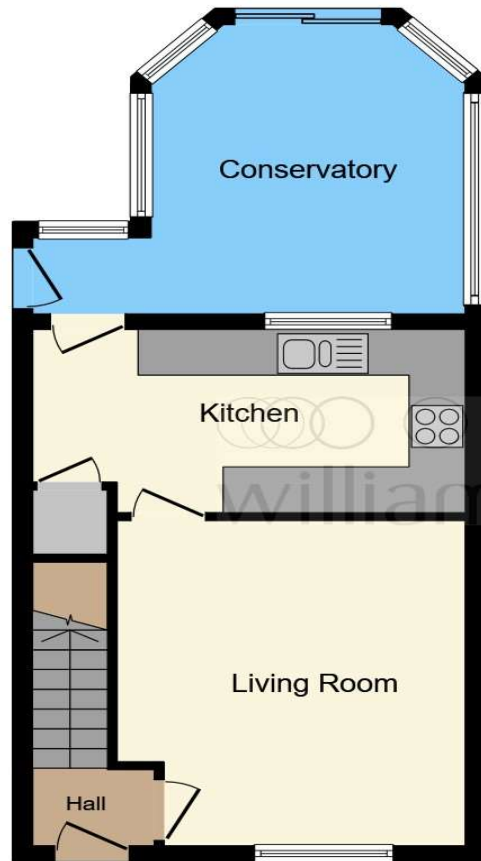
**Garage****Rear Garden**

The enclosed low maintenance rear garden is gravelled with a patio.



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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Wellington Close, Heckington Sleaford**

- Ideal home for first time buyers or young family
- Sought after village location full of amenities including train station
- Conservatory to the rear
- Detached garage and driveway
- NO CHAIN

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112844 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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