

***SLEAFORD ROAD,
HECKINGTON, NG32 3RU***



£220,000

A Two Bedroom Detached Bungalow located within this popular village and situated in a non estate setting offering Ample Parking, Good Sized Gardens and a Car Port. The property benefits from Gas Central Heating and Double Glazing and has accommodation comprising Entrance Hall, Lounge, Kitchen, Conservatory, Two Double Bedrooms and Bathroom. Outside, a drive provides Ample Off Rod Parking and the rear garden is a good size and particularly private as is not overlooked.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right towards the village of Heckington. Proceed into Sleaford Road where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed timber door provides access to the **Entrance Hall** having loft access.

Lounge: 3.61m (11'10") x 3.58m (11'9")

Having bay window and radiator.

Kitchen: 4.09m (13'5") x 3.28m (10'9") max

Having a range of matching wall and base units with worktop over, single drainer inset composite sink with mixer tap, space for Range cooker, wall mounted gas central heating boiler, ceiling downlighters, three pendant lights, coved ceiling, radiator and double glazed rear entrance door providing access to the:

Conservatory: 4.06m (13'4") x 2.87m (9'5")

Having French doors providing access to the rear garden.

Bedroom 1: 3.61m (11'10") x 3.58m (11'9")

Having radiator.

Bedroom 2: 3.35m (11'0") x 2.84m (9'4")

Having radiator.

Bathroom: 2.24m (7'4") x 1.30m (4'3")

Being fully tiled and having close coupled w.c, corner vanity hand washbasin with mixer tap, panelled bath with mixer tap and electric shower unit over with shower curtain, coved ceiling and chrome towel radiator.

Outside:

A concrete drive provides **Off Road Parking** for a number of vehicles with the remainder of the front garden being laid mostly to lawn with a gravelled store area, all partly enclosed by mature hedging and timber fencing. There is an attached **Carport** with double opening doors. The **Rear Garden** is laid mostly to lawn with a gravelled area and patio areas, with a timber shed included which has power and lighting, all fully enclosed by timber fencing and hedging and cold water tap is fitted.

Council Tax Band B.



Lounge



Further Aspect



Kitchen

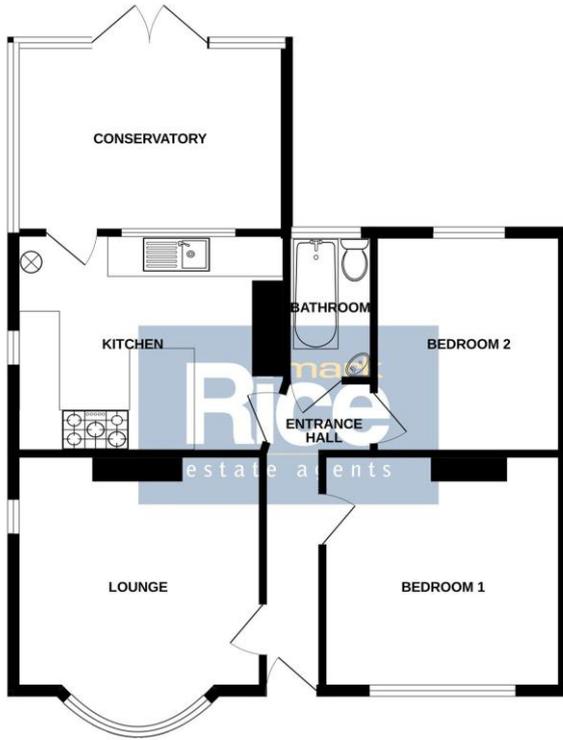


Further Aspect



Conservatory

GROUND FLOOR
734 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA - 734 sq.ft. (68.1 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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Bedroom 1



Bedroom 2



Bathroom



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 08/12/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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