

Dickinson Road, Heckington, Sleaford, NG34 9WT



Asking Price £190,000 Freehold



A modern two bedroom mid-terraced house built by Chance Option Homes, being of exceptional quality with their usual blend of finishes such as bi-fold doors, oak internal doors, many integrated appliances and underfloor heating.

The stand out features of this property are the many parking spaces and conservatory providing that extra reception room to relax with family or entertain guests.

It briefly comprises of: hallway, ground floor WC, modern kitchen/diner, generous living room with bi-folding doors, conservatory, two double bedrooms with fitted wardrobes, family bathroom with mixer shower over bath (good pressure as off Combi boiler). The property has gas central heating with underfloor heating to the ground floor and radiators upstairs, UPVC double glazing producing an EPC of: B Outside has driveway parking for several cars in tandem and a rear garden with a shed. Council Tax Band: A Viewing highly recommended to appreciate quality of finish of these exceptionally built homes in the popular and well serviced village of Heckington, Sleaford.

Accommodation

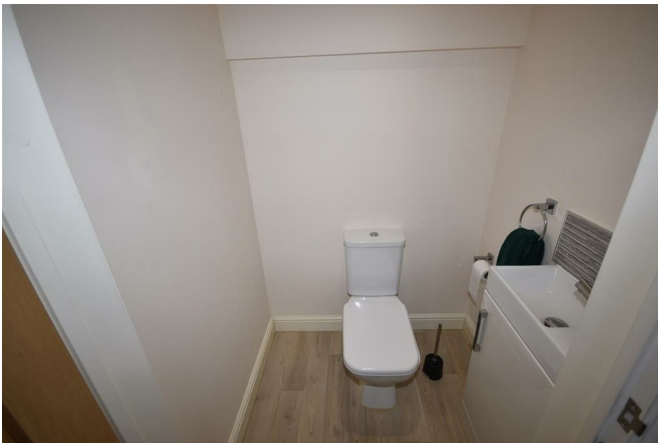
The property is entered down a block paved pathway to a composite upper glazed door with portico over, outside front also benefits from having an outside tap and modern light.

Hall 8'9" x 4'6"



Having laminate floor with underfloor heating and separate controls, electric consumer unit on the wall, being large enough for shoe racks and coats hooks.

WC 3'9" x 4'6"



Laminate flooring, close-coupled toilet, small sink with mono bloc mixer tap with tiled splash-back and cupboard under-neath and spot lighting.

Kitchen/Breakfast Room 12'10" x 9'9"



Window to front elevation, range of modern grey coloured wall and base units with laminate worktop with matching up-stands, integrated washer dryer, dishwasher fridge freezer, electric double oven, 4 ring gas hob with extractor hood above, composite one and half bowl sink with mixer tap, wall mounted Worcester Combi Boiler hidden away in wall unit and time clock below, laminate floor with underfloor heating and separate controls.

Living Room 12'1" x 14'7"



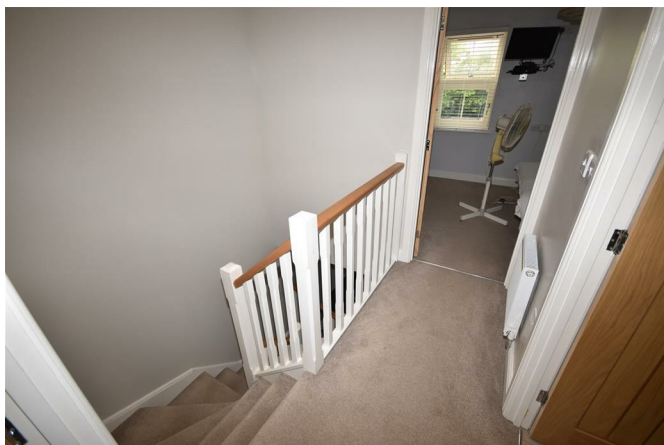
Stairs to first floor landing, bi-fold doors to conservatory, laminate flooring with separate under floor heating controls, pendant lighting. many electric sockets and TV/SKY connections points if two different corners.

Conservatory 10'3" x 12'10"



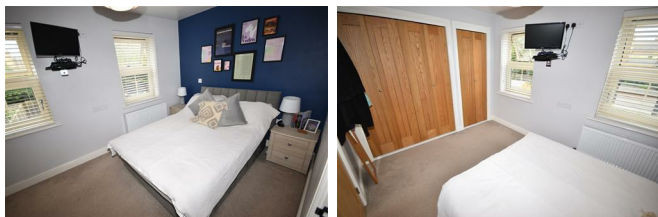
Having a tiled floor with separate under-floor heating controls, electric sockets and two wall lights and patio doors to rear garden.

Landing 7'10" x 7'10"



Carpeted stairs and landing, loft access, smoke alarm, room thermostat for upstairs radiators and pendant lighting.

Bedroom 1 8'7" x 14'7"



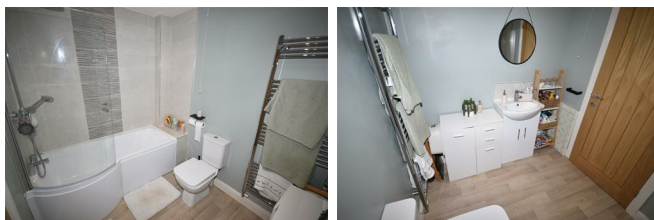
Two windows to rear elevation with radiator under-neath, integrated modern wardrobes with bi-folding doors, carpeted flooring and pendant lighting.

Bedroom 2 8'5" x 14'7"



Window to front elevation with radiator under-neath, integrated modern wardrobes with bi-folding doors, carpeted flooring and pendant lighting.

Bathroom 7'10" x 6'5"



A modern bathroom with "P" shaped paneled bath with curved shower screen and its own mixer tap, rainfall and riser rail shower heads off a bar mixer shower valve, tiled enclosure above the bath, chrome heated towel rail, vinyl flooring, close-coupled toilet, sink with mono-bloc mixer tap and vanity unit under-neath, spot lighting and extractor fan on the ceiling.

Outside



The rear garden is laid to lawn with a shed at the bottom end with power, the left side has a pathway leading to the bottom gate and back passageway for bin and driveway access.

Driveway



A large double length and double width block paved drive shared with next door providing two to three spaces on the left side with vehicles parking in tandem.

Management Fee

There is an annual outside space management fee of £120.00 per year

Disclaimer 1

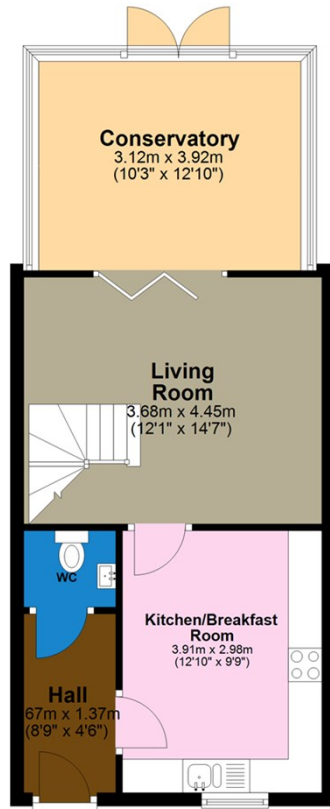
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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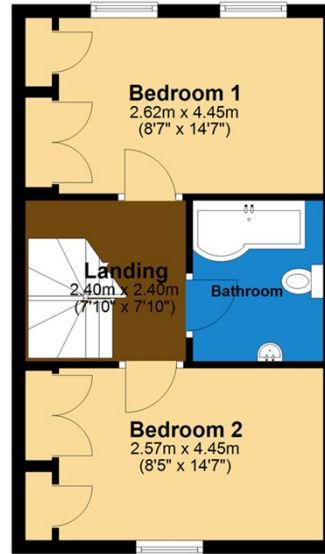
Ground Floor

Approx. 46.8 sq. metres (503.9 sq. feet)

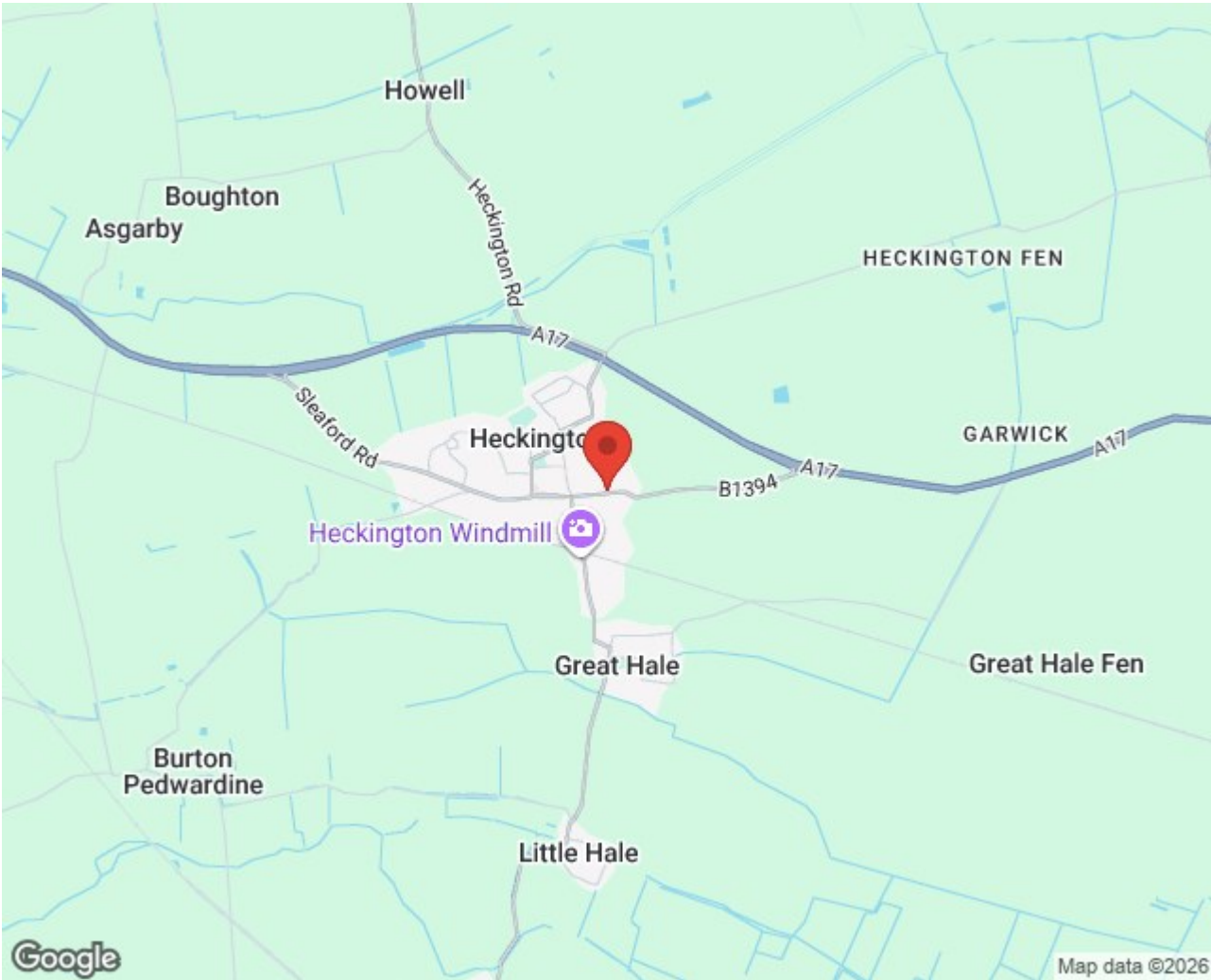


First Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 81.5 sq. metres (877.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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