

***SLEAFORD ROAD,
HECKINGTON, NG34 9QW***



£182,500

Located in this popular village, a spacious Two Bedroom Semi Detached House with Ample Off Road Parking, a Much Larger Than Average Garden and offered to the market with No Forward Chain. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Lounge, Dining Room, Kitchen and Boot Room to the ground floor, and to the first floor there are Two Double Bedrooms and Bathroom. Outside there is more than Ample Parking whilst the rear garden is a good size and particularly private as it is not overlooked. The property would benefit from some cosmetic updating, however, offers potential for the buyer to put their own stamp on it and there may be the potential to extend this (subject to the necessary permissions). Viewing of this property is highly recommended to fully appreciate the spacious accommodation on offer together with its peaceful setting.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right towards the village of Heckington into Sleaford Road. 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 **Entrance Hall** having smoke alarm.

Lounge: 3.56m (11'8") x 3.53m (11'7")

Having electric fire with brick surround, coved ceiling and radiator.

Dining Room: 3.71m (12'2") x 3.53m (11'7")

Having understairs store cupboard and radiator.

Kitchen: 3.73m (12'3") x 2.18m (7'2")

Having base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated electric oven, integrated electric hob with stainless steel cooker hood over, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, radiator and door providing access to the:

Boot Room: 1.98m (6'6") x 1.96m (6'5")

Having radiator and rear entrance door.

Stairs from the hall provide access to the first floor landing having smoke alarm.

Bedroom 1 3.76m (12'4") x 3.61m (11'10") max

Having built-in overhead store units and radiator.

Bathroom 2 3.56m (11'8") x 3.53m (11'7")

Having over stairs store cupboard and radiator.

Bathroom: 3.73m (12'3") x 2.21m (7'3")

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and mains fed shower over with shower screen, wall mounted Baxi combination boiler, extractor fan and radiator.

Outside:

An extensive gravelled drive provides **Off Road Parking** for a minimum of six vehicles with the remainder of the front garden being laid to lawn and partly enclosed by timber fencing and hedging. The drive leads to the **Rear Garden** which has a concrete patio area and lawn, partially enclosed by timber fencing and mature hedging, and a cold water tap and external light are fitted.

Council Tax Band B.



Lounge



Dining Room



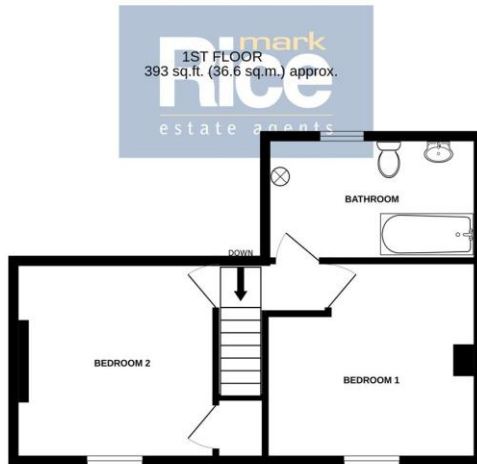
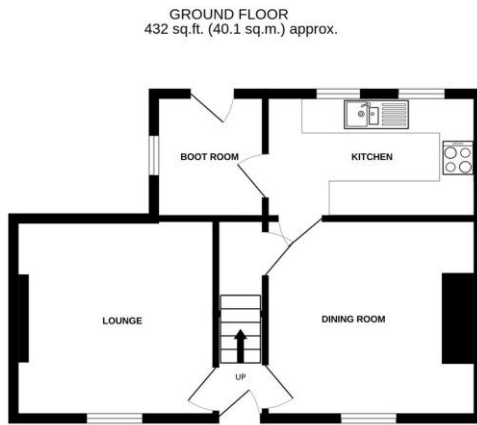
Kitchen



Bedroom 1



Bedroom 2



TOTAL FLOOR AREA: 826 sq.ft. (76.7 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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Bathroom



Rear Garden



Further Aspect

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 29/9/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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