



Pell Close, Sleaford
£235,000



- Semi-Detached House
- Three Bedrooms
- Well Presented Throughout
- Sought After Location
- Current Council Tax Band B
- Close Walking Distance to Village Centre
- Private Rear Garden
- Freehold
- EPC rating B



Well presented throughout, this three bedroom semi-detached home is ideally situated within close walking distance of the centre of Heckington. Offering well planned accommodation, the property comprises an entrance hall, lounge, kitchen diner and downstairs WC, with three bedrooms and a family bathroom to the first floor. Externally, there is ample parking to the front and a private rear garden. Viewing is highly recommended to fully appreciate the location and standard of property on offer.

Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor and radiator.

Lounge

3.77m x 4.32m (12'5" x 14'2")

With TV and BT point, window to front aspect, storage cupboard under stairs and radiator.

Kitchen Diner

3.3m x 4.78m (10'10" x 15'8")

Kitchen area offering a range of base and eye level units with worksurface over, one and a half sink with mixer tap and drainer, integrated dishwasher, integrated oven with four ring gas hob and extractor hood over, integrated fridge freezer, space and plumbing for washing machine, window to rear garden. The dining area has space for a four seater table, french doors to rear garden and radiator.

Cloakroom

With low level wc, hand wash basin with storage under and radiator.



Landing

With stairs taken from Entrance Hall, access to loft space and airing cupboard.

Bedroom One

3.82m x 2.82m (12'6" x 9'4")

With built in wardrobe, window to rear aspect and radiator.

Bedroom Two

3.87m x 2.85m (12'8" x 9'5")

With built in wardrobe, window to front aspect and radiator.

Bedroom Three

2.83m x 2.13m (9'4" x 7'0")

With window to front aspect, storage cupboard over stairs and radiator.

Family Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.

Outside

To front with ample parking on the block paved driveway, further area laid to gravel with side access to rear. The rear garden is mainly laid to lawn with patio area and timber fence surround.

Management Charges

This development is subject to a maintenance charge, our vendor informs us they currently pay £9.00 per month.



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

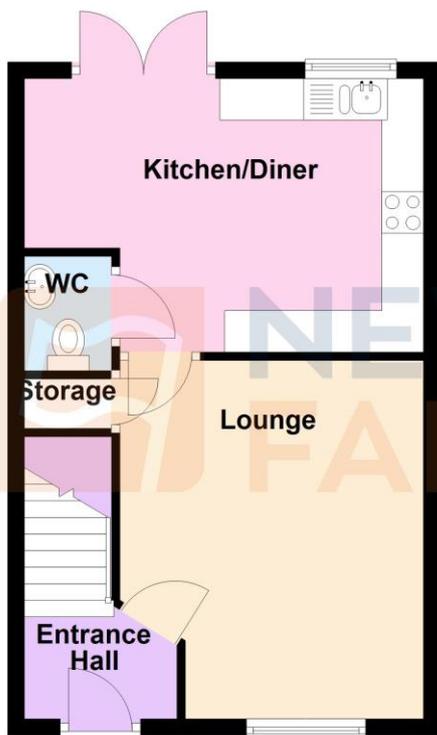
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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.



Floorplan

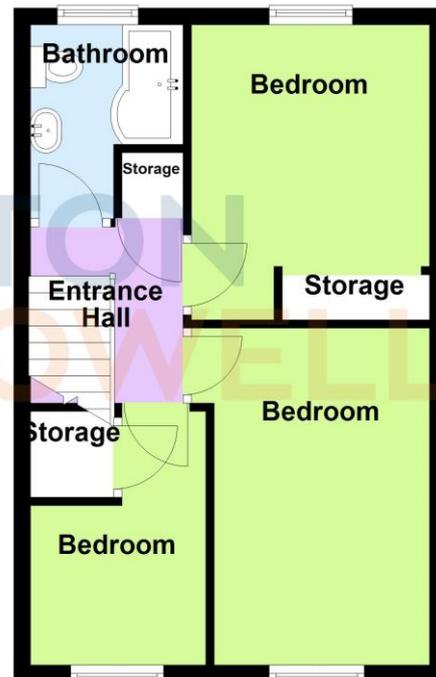
Ground Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



Total area: approx. 73.8 sq. metres (794.8 sq. feet)

18 Pell Close, Heckington



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