

***GODSON AVENUE,
HECKINGTON, NG34 9SB***



£300,000

A spacious and superbly presented Three Bedroom Detached Family Home located within this desirable residential area with walking distance of the village centre and its amenities, offering a Double Width Drive, Single Garage and views over the Village Green to the front. The property benefits from Gas Central Heating and Double Glazing and there is air conditioning to the first floor, and the full accommodation comprises Entrance Hall, Lounge with log burner, 19'7 Dining Kitchen, Utility Room, Ground Floor Cloakroom, Three Bedrooms with En-Suite to the master bedroom), and Family Bathroom (re-fitted in 2020). Outside a double width drive provides more than ample off road parking and the rear garden is East facing, well proportioned and is fully enclosed and particularly private. Viewing of this property is highly recommended to fully appreciate the spacious accommodation available together with its tranquil yet convenient setting.

Directions:

Travelling from Sleaford on the A17, turn right towards the village of Heckington and proceed into Sleaford Road. Take the first turning on the left into Oak Way and turn right into Godson Avenue. Follow the road as it bears to the right and 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 tiled floor, coved ceiling and radiator.

Lounge: 4.75m (15'7") x 4.27m (14'0") max

Having log burner with surround, coved ceiling, understairs store cupboard and radiator.

Kitchen Diner: 5.97m (19'7") x 3.20m (10'6") max

Having a range of matching wall and base units with worktop over, wall mounted gas central heating boiler, 1½ bowl composite inset sink with mixer tap, eye level double oven, inset four ring electric hob with cooker hood over, integrated dishwasher, integrated fridge freezer, coved ceiling, radiator and sliding patio doors providing access to the rear garden.

Utility Room: 1.96m (6'5") x 1.57m (5'2")

Having base unit with worktop over, space and plumbing for washing machine, space for condensing boiler, coved ceiling and radiator.

Cloakroom:

Having close coupled w.c, pedestal hand washbasin with mixer tap, coved ceiling and radiator.

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

Bedroom 1: 3.78m (12'5") x 3.10m (10'2")

Having air conditioning unit and radiator.

En-Suite: 2.16m (7'1") x 1.24m (4'1") max

Having close coupled w.c, pedestal hand washbasin with pillar taps, separate shower cubicle with electric shower, tiled splashbacks, shaver point, extractor fan and radiator.

Bedroom 2: 4.29m (14'1") x 3.10m (10'2") max

Having air conditioning unit and radiator.

Bedroom 3: 3.20m (10'6") x 2.08m (6'10")

Having air conditioning unit and radiator.

Bathroom: 2.77m (9'1") x 2.06m (6'9")

Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, 'P' shaped bath with mixer tap with shower screen and mains fed shower over, extractor fan and chrome towel radiator.

Outside:

The block paved drive has been extended to provide **Off Road Parking** for a minimum of two vehicles and approaches the **Single Attached Garage 5.38m (17'8") x 2.46m (8'1")** having manual up and over door, power and

**Lounge****Kitchen Diner****Further Aspect****Further Aspect****Utility Room**

lighting. The remainder of the front garden is laid mostly to lawn with decorative hedging. A timber gate provides access to the **Rear Garden** which is laid mostly to lawn with patio area, paved path and hardstanding for a shed, all enclosed by timber fencing, and a cold water tap is fitted.

Council Tax Band C.

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.5 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 fixtures, 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



En-Suite



Bedroom 2



Bedroom 3



Bathroom



View To Front



Rear Garden

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 04/04/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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