

***HOULDEN WAY,
HECKINGTON, NG34 9TY***



£385,000

A rare opportunity to purchase an Immaculate Four Bedroom Detached House, located within larger than average gardens in a small cul-de-sac setting, within walking distance of the village centre. The property has many superb improvements including a Re-Fitted Open Plan Kitchen Diner and 17' Conservatory, and has a Large Detached Garage, Ample Parking and a particularly private South Facing Rear Garden. The property further benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Reception Hall, Cloakroom, 19'5 Lounge, 19'5 Dining Kitchen which is open plan to the Dining Room 17' Conservatory, Four Good Sized Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside there is more than ample parking to the front with an electric car charging point installed, and the Conservatory is built on the side of the property with a private decking area. The main garden is South facing and is particularly private and sheltered and to appreciate the location and size of the garden available, early viewing is highly recommended.

Location:

Heckington is a popular village located off the A17, Sleaford to Boston road and has amenities to cater for most day to day needs including school, Doctor's surgery, chemist, Post Office, shops and banking facilities and good rail connections to Sleaford, Boston, Nottingham, Grantham and Lincoln.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right towards Heckington. Continue into the village and upon reaching the village green, turn left into Church Street. Turn left again into Churchill Way and right into Godson Avenue, and take the second turning on the right into Houlden Way. The property is located on the right hand side.

An entrance door provides access to the Reception Hall having understairs cupboard and radiator.

Cloakroom:

Having low level w.c, pedestal hand washbasin, tiled splashbacks, and radiator.

Dining Kitchen: 5.92m (19'5") x 2.82m (9'3")

Having a range of wall and base units with wooden worktops over, Range cooker as fitted, cooker hood, 1½ bowl single drainer inset sink with monobloc tap tiled splashbacks, full height storage cupboard, fridge freezer, island unit, breakfast bar, French doors to garden and wine rack.

The kitchen is open plan to the Dining Room.

Dining Room: 2.87m (9'5") x 2.74m (9'0")

Having radiator and double doors to the:

Lounge: 5.92m (19'5") x 3.43m (11'3")

Having bay window, living flame effect gas fire with surround, two wall light points, patio doors to the rear garden and radiator.

Conservatory: 5.18m (17'0") x 2.92m (9'7")

Having French doors to the garden and cupboard having plumbing for washing machine.

First Floor Landing:

Stairs from the hall provide access to the first floor galleried landing overlooking the hall and having loft access and airing cupboard.

Bedroom 1: 3.96m (13'0") x 2.90m (9'6")

Having radiator.

En-Suite:

Having separate mains fed shower, pedestal hand washbasin with mixer tap, low level w.c, extractor fan and chrome towel radiator.

Bedroom 2: 3.53m (11'7") x 2.92m (9'7")

Having radiator.



Reception Hall



Cloakroom



Dining Kitchen



Further Aspect



Further Aspect

Bedroom 3: 3.53m (11'7") x 2.77m (9'1") narrowing to 1.73m (5'8")
Having radiator.

Bedroom 4: 2.87m (9'5") x 2.16m (7'1")
Having radiator.

Bathroom:

Having bath with mixer tap, low level w.c, pedestal hand washbasin with mixer tap, mains fed shower, chrome towel radiator, tiled splashbacks and extractor fan.

Outside:

The garden to the front of the property is laid mostly to lawn and a tarmac drive provides more than **Ample Parking**, with further low maintenance gravelled parking areas to the side. The drive approaches the **Detached Double Garage 6.10m (20'0") x 6.10m (20'0")** having two electric up and over doors, loft storage, light and power points and personal door to the garden. There is also an electric car charging point. A gate provides access to a gravelled decking area to the side of the property forming a private retreat and to the rear of the garage is a small greenhouse. The main garden is South facing and has a gravelled patio area, lawn, well stocked borders and a cold water tap and external power point are fitted. To the rear of the garden is a further decking area.

Council Tax Band D.



Dining Room



Lounge



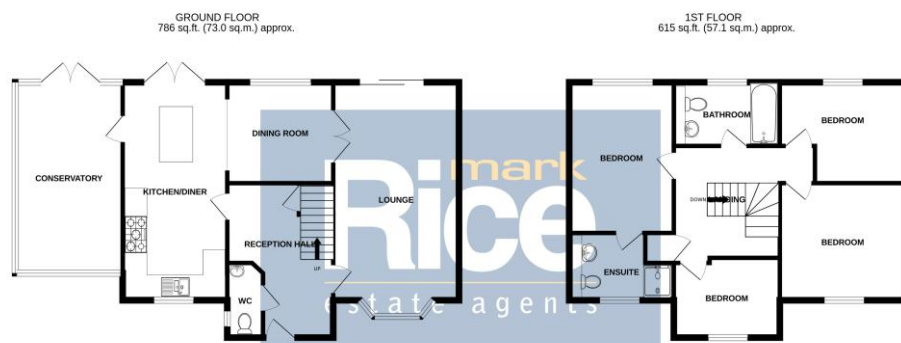
Further Aspect



Conservatory



Bedroom 1



TOTAL FLOOR AREA: 1400 sq.ft. (130.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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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En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Rear Garden



Further Garden Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D	69	
(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 29/07/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**