MAYFLOWER DRIVE, HECKINGTON, NG34 9UX

New Price £340,000

A spacious and well maintained Four Bedroom Detached Family Home located within this ever popular village and with the vendors being the first people to own the property since it was constructed in 2000. The property is located towards the edge of this residential development giving it a non estate feel, and offers more than Ample Off Road Parking together with a Double Garage and Three Reception Rooms. The property further benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Cloakroom, Lounge, Dining Room, Large Conservatory, Kitchen, Utility Room, Study, Four Spacious Bedrooms with En-Suite to the master bedroom, and Family Bathroom. Outside a drive provides hardstanding for a caravan next to the Detached Double Garage, and the rear garden is designed with ease of maintenance in mind. This well positioned property would make a great family home and therefore viewing is recommended.

Mark Rice Estate Agents Limited, 19 Northgate, Sleaford, Lincolnshire, NG34 7BH Tel: 01529 414488
e-mail: info@markrice.co.uk www.markrice.co.uk

Directions:
Travelling from Sleaford on the A17 towards Boston, turn right towards the village. Proceed into Sleaford Road and take the first turning on the right into Mayflower Drive. 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 coved ceiling, telephone point, smoke alarm and radiator.

Cloakroom:
Having close coupled w.c, floating hand washbasin with pillar taps, tiled splashbacks and radiator.

Lounge: 5.08m (16'8") x 3.53m (11'7") max
Having feature gas fire with surround, coved ceiling, t.v. point, radiator and an arch providing access to the:

Dining Room: 2.92m (9'7") x 2.92m (9'7")
Having three wall light points, coved ceiling, radiator and sliding patio doors providing access to the:

Conservatory: 4.80m (15'9") x 3.73m (12'3")
Having a number of double power points, t.v. point, electric radiator, and doors to either side providing access to the rear garden.

Kitchen Diner: 5.26m (17'3") x 2.92m (9'7") max
Having a range of matching wall and base units with worktop over, 1½ bowl single drainer composite sink with mixer tap, integrated electric double oven, integrated four ring gas hob with matching unit cooker hood over, breakfast bar, integrated fridge and freezer, tiled splashbacks, understairs store cupboard, t.v point and radiator.

Utility Room: 2.57m (8'5") x 1.42m (4'8")
Having base units with worktop over, single drainer stainless steel sink with mixer tap, wall mounted gas central heating boiler, tiled splashbacks, plumbing for washing machine, space for under counter fridge, side entrance door, extractor fan and radiator.

Study: 2.57m (8'5") x 2.21m (7'3")
Having telephone point and radiator.

Stairs from the hall provide access to the first floor landing having airing cupboard, loft access and smoke alarm.

Bedroom 1: 4.57m (15'0") x 3.40m (11'2") max
Having t.v. point and telephone point and radiator.

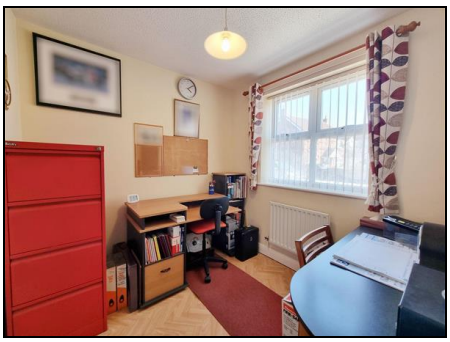
En-Suite: 2.51m (8'3") x 1.14m (3'9")
Having close coupled w.c, pedestal hand washbasin with pillar taps, separate shower cubicle with electric shower, tiled splashbacks, shaver point, extractor fan and radiator.

Lounge

Dining Room

Conservatory

Kitchen



Study

Bedroom 2: 3.56m (11'8") x 3.48m (11'5")
Having over stairs store cupboard, t.v. point and telephone point and radiator.

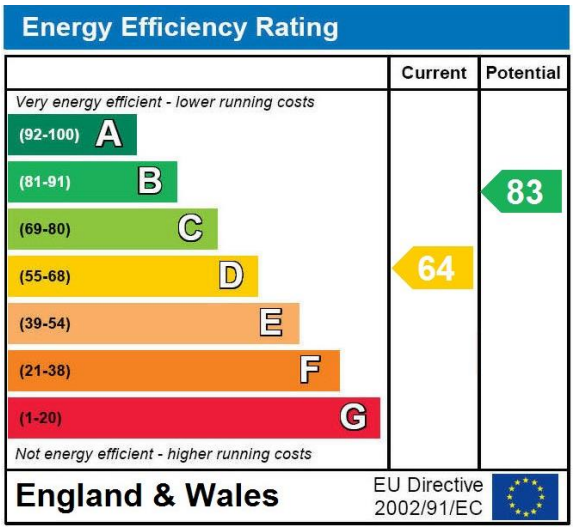
Bedroom 3: 3.15m (10'4") x 2.84m (9'4") max
Having radiator.

Bedroom 4: 3.17m (10'5") x 2.49m (8'2")
Having radiator.

Bathroom: 2.51m (8'3") x 1.65m (5'5")
Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over, tiled splashbacks, extractor fan and radiator.

Outside:
*A large gravelled drive provides **Off Road Parking** for a number of vehicles and approaches the **Detached Double Garage 5.41m (17'9") x 4.83m (15'10")** having manual up and over door, power points, lighting, loft storage and personal door to the garden. There is further hardstanding for a caravan to the side of the garage, and the front garden has been laid to gravel for ease of maintenance. The **Rear Garden** is laid to gravel with a patio and decking area to the side, all partly enclosed by timber fencing and a brick wall. There are two individual external power points, and a cold water tap and security light are fitted.*

Council Tax Band D.



Bedroom 1

En-Suite

Bedroom 2

Bedroom 3

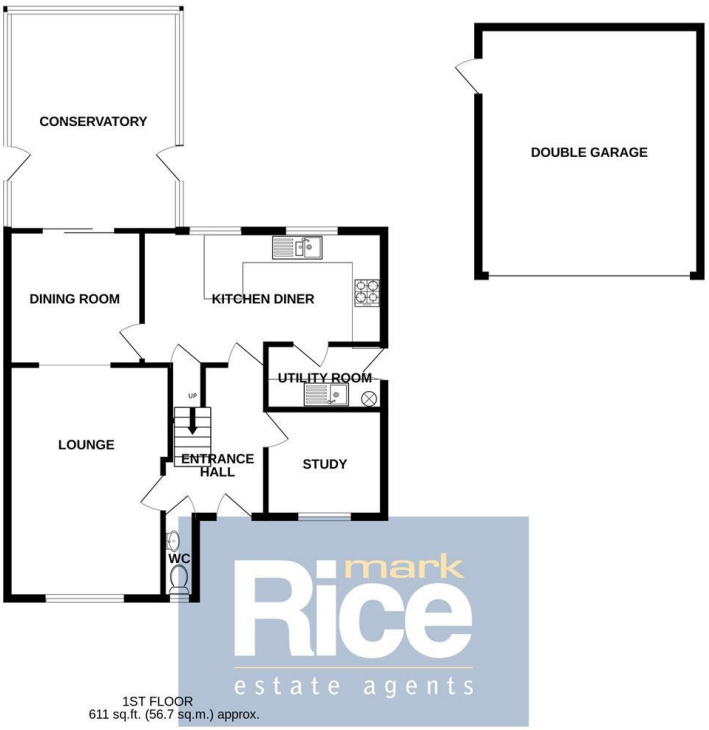
Bedroom 4

Family Bathroom

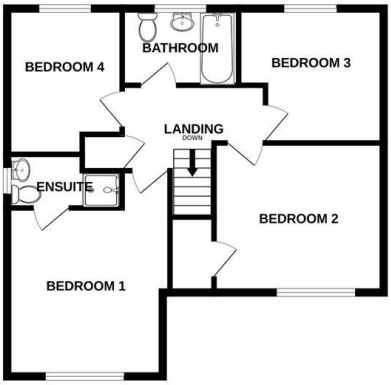
Rear Garden

Further Garden Aspect

GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1711 sq.ft. (159.0 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.
Made with Metropix ©2026

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 27/07/2026

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