



Maple Grove, Heckington  
£215,000



2



1



1

- Semi-Detached Bungalow
- Two Double Bedrooms
- NO ONWARD CHAIN
- Immaculately Presented Throughout
- Current Council Tax Band: B
- Spacious corner plot with beautifully maintained gardens
- Quiet Cul-De-Sac Location
- Freehold
- EPC rating D



An immaculately presented two double bedroom semi-detached bungalow, occupying a generous corner plot within a quiet cul-de-sac in the highly sought-after village of Heckington, and offered to the market with no onward chain. This deceptively spacious home features an entrance porch leading into a comfortable lounge, with a well-appointed kitchen diner positioned to the side, alongside two good-sized double bedrooms and a large wet room. Set on a larger than average plot, the property benefits from ample off-road parking to the front, complemented by beautifully maintained front and rear gardens. Viewing is highly recommended to fully appreciate the superb position, generous plot, and overall space on offer.

### Entrance Porch

With part glazed Entrance door

### Lounge

4.92m x 3.56m (16'1" x 11'8")

With electric fire place in decorative surround, TV and BT points, window to front aspect and radiator.

### Kitchen Diner

4.09m x 2.59m (13'5" x 8'6")

Having a range of base and eye level units with work surface over, ceramic sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space for freestanding fridge freezer, space and plumbing for washing machine, door to side, window to front aspect and radiator.



### Hallway

With airing cupboard.

### Bedroom One

3.08m x 3.88m (10'1" x 12'8")

With built in wardrobes, window to rear garden and radiator.

### Bedroom Two

3.77m x 2.31m (12'5" x 7'7")

With loft access, window to rear aspect and radiator.

### Wet Room

With electric fed shower with large area, low level wc, hand wash basin, radiator, shaver point, window to side aspect and extractor fan.

### Outside

Situated in the corner of a quiet cul-de-sac, the larger than average plot offers a generous sized parking area to the front, further laid to lawn with side access to side and rear. The side and rear garden are well presented, offering a large area laid to lawn, generous sized shed plot/standing, decorative borders and shrubbery and a timber summer house.



### 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

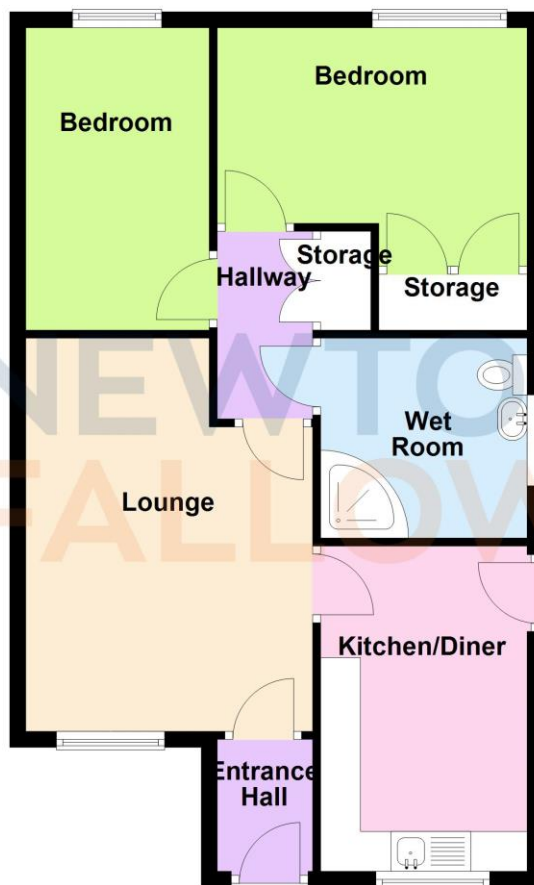
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage 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. 59.9 sq. metres (644.5 sq. feet)



Total area: approx. 59.9 sq. metres (644.5 sq. feet)

**10 Maple Grove, Heckington**