



**Dickinson Road, Heckington**  
**£385,000**



- Detached Bungalow
- Open Plan Lounge/Diner/Kitchen
- Three Bedrooms
- Only 5 Years Old
- Immaculately Presented Throughout
- Popular Village Location
- Freehold
- EPC rating B



This immaculately presented three bedroom detached bungalow, built just five years ago, is finished to a high specification throughout and is ideally located within the sought-after village of Heckington, just a short walk from the village centre. The property boasts an impressive open plan lounge, kitchen and dining area to the rear, enhanced by the rarely available lounge extension which is not included in the standard design, creating a superb space for modern living. Further accommodation includes a useful utility room, three well-proportioned bedrooms and an en suite to the master bedroom. Additional benefits include underfloor heating throughout, a detached single garage and a beautifully landscaped, low maintenance and private rear garden, making this an exceptional bungalow that must be viewed to be fully appreciated.

### Entrance Hall

Recently decorated hallway with a part glazed Entrance Door, storage cupboard and access to loft space.

### Open Plan Lounge, Kitchen Diner

8.28m x 7.32m (27'2" x 24'0")

The impressive open plan lounge, kitchen and dining area provides a fantastic space for modern living and entertaining, flooded with natural light. The kitchen is fitted with a range of base and eye level units along with a central island, a one and a half bowl sink with mixer tap and drainer, Integrated appliances include an eye level double oven, five ring induction hob with extractor hood over, dishwasher and fridge freezer. The dining and lounge areas flow seamlessly from the kitchen, enhanced by a lantern roof light and bi-fold doors alongside French doors, all overlooking and opening onto the rear garden.





### Utility Room

1.64m x 2.67m (5'5" x 8'10")

With a range of base and eye level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine and tumble dryer, part glazed door to driveway.

### Bedroom One

4.28m x 3.24m (14'0" x 10'7")

With built in wardrobes, bay window to front aspect and TV point.

### En Suite

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc , heated towel rail, window to front aspect and extractor fan.

### Bedroom Two

3.25m x 2.67m (10'8" x 8'10")

With window to front aspect and TV point.

### Bedroom Three

2.33m x 2.67m (7'7" x 8'10")

With fitted wardrobes, consumer unit and window to side aspect.

### Shower Room

3m x 2.46m (9'10" x 8'1")

With a large walk in mains fed shower, hand wash basin with storage under and electric mirror over, low level wc, heated towel rail and window to side aspect.

### Detached Single Garage

5.54m x 3.14m (18'2" x 10'4")

With electric roller garage door, door to rear garden, electric and lighting.

## Outside

To the front of the property there is a large block paved driveway providing ample off-road parking and leading to a detached garage, with side access to the rear garden.

The private rear garden is a particular feature of the home, beautifully landscaped and designed for low maintenance. It offers generous patio and seating areas, complemented by sections of gravel and stone, decorative borders with established shrubbery and flowers, and additional space to the side of the property currently used for storage. The garden is enclosed by timber fencing and benefits from outdoor lighting and tap.

## Maintenance Charge

Please note this development is subject to an annual maintenance charge, please contact our office for further information.

## Agents Note

These are draft particulars awaiting vendor approval.

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## Floorplan



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