



Vicarage Road, Heckington
£240,000



- Detached Cottage
- Three Bedrooms
- NO ONWARD CHAIN
- Popular Village Location
- Lounge, Dining Room and Kitchen
- Generous Size Rear Garden
- Freehold
- EPC rating D



Offered for sale with no onward chain, this charming three bedroom detached cottage is located in the sought-after village of Heckington and offers well-proportioned accommodation throughout. Internally, the property comprises a welcoming lounge, dining room opening through to the kitchen, three bedrooms and a family bathroom. A particular highlight is the beautifully presented rear garden, which features a generous outbuilding and a separate utility room, providing excellent additional space and versatility. Combining village charm with practical living, this home must be viewed to be fully appreciated.

Entrance

Lounge

3.67m x 3.62m (12'0" x 11'11")

With windows to front and side aspect, TV point and radiator.

Dining Room

3.66m x 2.98m (12'0" x 9'10")

With storage cupboard, windows to front and side, TV point and radiator.

Kitchen

2.11m x 5.15m (6'11" x 16'11")

With a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, double oven with four ring gas hob and extractor hood over, space and plumbing for dishwasher, space for freestanding fridge freezer, part glazed door to rear garden, window to rear garden and window to side.



Landing

Bedroom One

3.67m x 3.62m (12'0" x 11'11")

With storage over stairs, access to loft space, window to front and radiator.

Bedroom Two

3.67m x 3m (12'0" x 9'10")

With window to front aspect and radiator.

Bedroom Three

2.13m x 3.06m (7'0" x 10'0")

With window to rear aspect and radiator.

Bathroom

Three piece suite comprising paneled bath with electric shower over, hand wash basin, low level wc, radiator, storage cupboard, window to side aspect and extractor fan.

Outhouse/Utilty

2.13m x 2.38m (7'0" x 7'10")

Having sink, electric and window to rear aspect.

Outbuilding

3.41m x 2.66m (11'2" x 8'8")

With electric.

Outside

With access to side leading to gated driveway, further patio area leading to lawn with decorative shrubbery and flowers, timber fence surround.



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

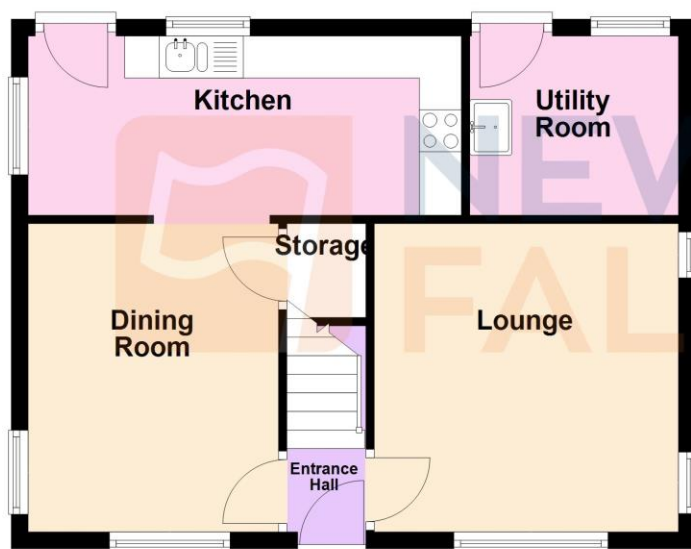
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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

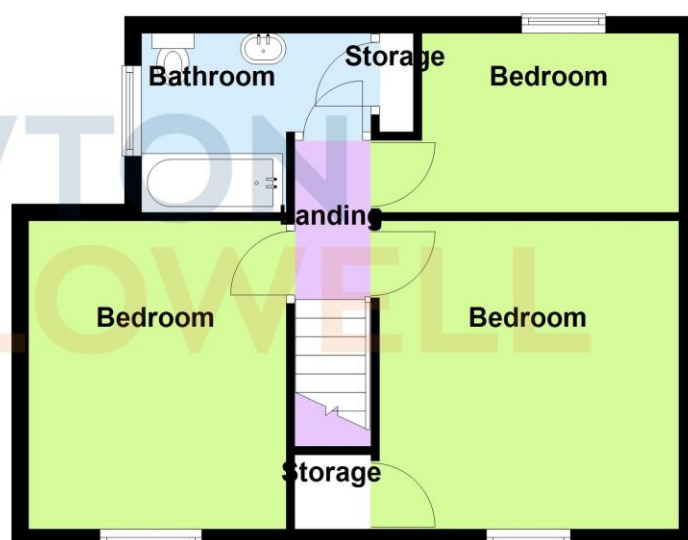
Ground Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



Total area: approx. 88.3 sq. metres (950.8 sq. feet)
9 Vicarage Road, Heckington



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