



Godson Avenue, Sleaford
£340,000



- Three Bedroom Detached Bungalow
- Corner Plot with Double Garage
- Sought After Heckington Village
- NO ONWARD CHAIN
- Current Council Tax Band D
- Walking Distance to Village Centre
- Lounge, Separate Dining Room, Kitchen and Utility Room
- Freehold
- EPC rating D



Offered for sale with no onward chain, this spacious detached three double bedroom bungalow is ideally situated within close walking distance of Heckington village centre and its excellent local amenities. Occupying a generous corner plot, the property benefits from ample parking to the front leading to a double garage with EV charging point, while the south-facing rear garden is predominantly laid to lawn with a patio and useful storage area to the side. Internally, the well-proportioned accommodation comprises an inviting entrance hall, lounge opening through to a dining room, kitchen with separate utility room, three double bedrooms with a Jack and Jill en suite, and a four-piece family bathroom. Viewing is highly recommended to fully appreciate the space, position and potential on offer.

Heckington is one of Lincolnshire's most sought-after villages, well known for its range of independent shops, pubs, schools and leisure facilities, as well as the famous eight-sailed windmill, Heckington Windmill. The village benefits from its own railway station with links to Sleaford, Boston and Lincoln, and offers convenient road access to surrounding towns and the A17, making it an ideal location for commuters whilst retaining a strong sense of community.

Entrance Hall

With a part glazed Entrance Door, two storage cupboard, access to loft space, bt point and radiator.

Lounge

5.29m x 3.68m (17'5" x 12'1")

With bay window to front aspect, TV and BT point, radiator, double doors through to;



Dining Room

3.85m x 3.68m (12'7" x 12'1")

With patio doors to rear garden and radiator.

Kitchen

3.85m x 2.8m (12'7" x 9'2")

With a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated dishwasher, integrated fridge, four ring gas hob with extractor hood over, integrated eye level double oven, window to rear aspect and radiator.

Utility Room

3.14m x 1.7m (10'4" x 5'7")

Base level units with work surface over, sink with drainer, integrated freezer, space and plumbing for washing machine, space for tumble dryer, boiler (Serviced annually), part glazed door to rear garden and radiator.

Bedroom One

3.29m x 3.65m (10'10" x 12'0")

With built in wardrobes, window to front aspect and radiator.

Bedroom Two

3.09m x 2.88m (10'1" x 9'5")

With access to Jack and Jill En Suite, window to front aspect and radiator.

Jack and Jill En Suite

Three piece suite comprising mains fed shower, hand wash basin, low level wc, radiator, window to front aspect and extractor fan.

Bedroom Three

3.86m x 2.62m (12'8" x 8'7")

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

Family Bathroom

Four piece bathroom comprising a mains fed shower, separate bath, hand wash basin, low level wc, radiator, window to rear aspect and extractor fan.



Double Garage

5.26m x 5.02m (17'4" x 16'6")

With electric up and over garage door, EV Charging Point, electric and lighting.

Outside

To front with dual parking on the block paved driveway, with pathway to front entrance and side access to rear garden. Further laid to lawn with iron fence surround.

The rear garden is mainly laid to lawn, to side with a patio area used for seating or storage, timber fence surround, outside tap.

Agents Note

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Floorplan

Ground Floor

Approx. 140.2 sq. metres (1509.1 sq. feet)



Total area: approx. 140.2 sq. metres (1509.1 sq. feet)

47 Godson Avenue, Heckington



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