

***SCOGGINS WAY,
HECKINGTON, NG34 9UU***



£260,000

With the advantage of No Forward Chain, a much improved and well presented Two Double Bedroom Detached Bungalow with more than Ample Parking, Detached Garage and West Facing Rear Garden. The bungalow is located in this superb cul-de-sac setting convenient for the village centre, and benefits from Part Triple Glazing, Double Glazing and Gas Central Heating. The full accommodation comprises Hall, Lounge, Two Bedrooms, 13'7 Dining Kitchen, Shower Room and Conservatory, and the property has a low maintenance rear garden. Early viewing is highly recommended.

Bathroom

Travelling from Sleaford on the A17 towards Boston, turn right into the village. Take the first turning on the left hand side into Oak Way and turn right into Godson Avenue. Take the fourth turning on the right hand side into Scoggins Way where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Hall having loft access, radiator and airing cupboard.

Lounge: 5.00m (16'5") x 4.65m (15'3")

Having bay window, two radiators and coved ceiling.

Dining Kitchen: 4.14m (13'7") x 3.05m (10'0")

Having wall and base units with worktop over, electric hob with cooker hood over, eye level oven, plumbing for washing machine, double bowl single drainer sink with monobloc tap, fridge, freezer and radiator.

A double glazed door provides access to the:

Conservatory: 3.07m (10'1") x 2.54m (8'4")

Having wall light point and door to garden.

Bedroom 1: 4.42m (14'6") x 2.87m (9'5")

Having radiator and coved ceiling.

Bedroom 2: 3.05m (10'0") x 2.79m (9'2")

Having coved ceiling and radiator.

Shower Room:

Being half tiled and having separate mains fed shower, pedestal hand washbasin with mixer tap, low level w.c and chrome towel radiator.

Outside:

The front garden is laid to patterned concrete for ease of maintenance, and a tarmac drive provides more than **Ample Parking** and continues alongside the bungalow to approach the **Detached Garage** having up and over door, light and power points, loft storage and side personal door to the rear garden. The **Rear Garden** is enclosed and designed with ease of maintenance in mind and includes a large patio area, gravelled areas, raised borders, pergola and a cold water tap and an external 13 amp power point are installed.

Council Tax Band B.



Lounge



Dining Kitchen



Conservatory

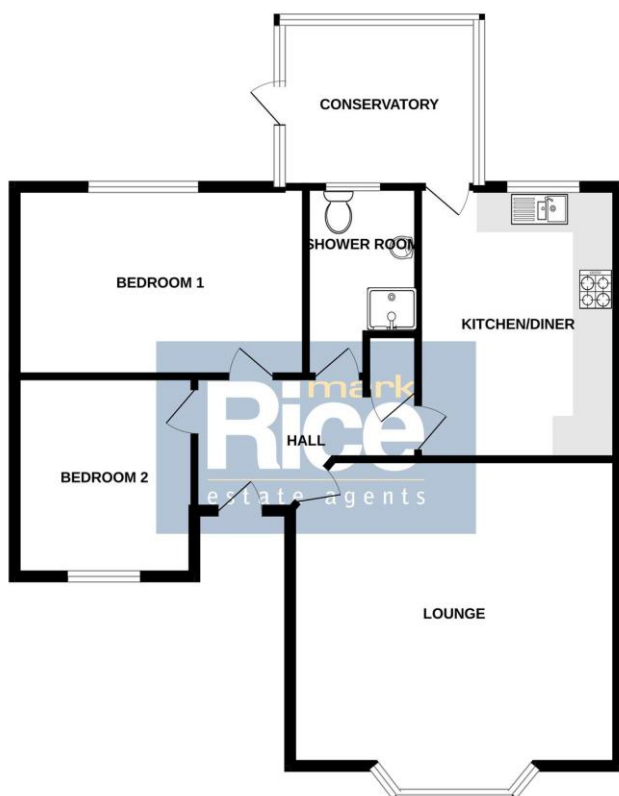


Bedroom 1

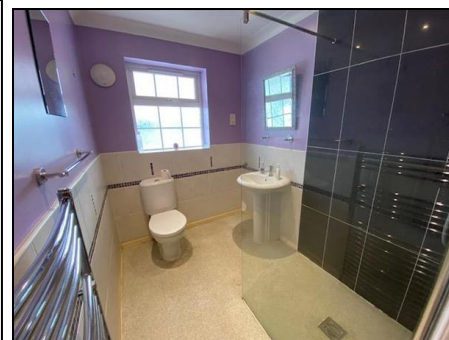


Bedroom 2

GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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.
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Shower Room



Rear Garden



Further Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 05/10/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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