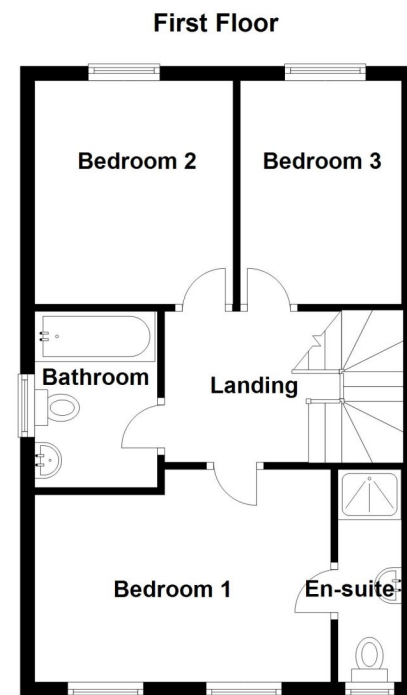
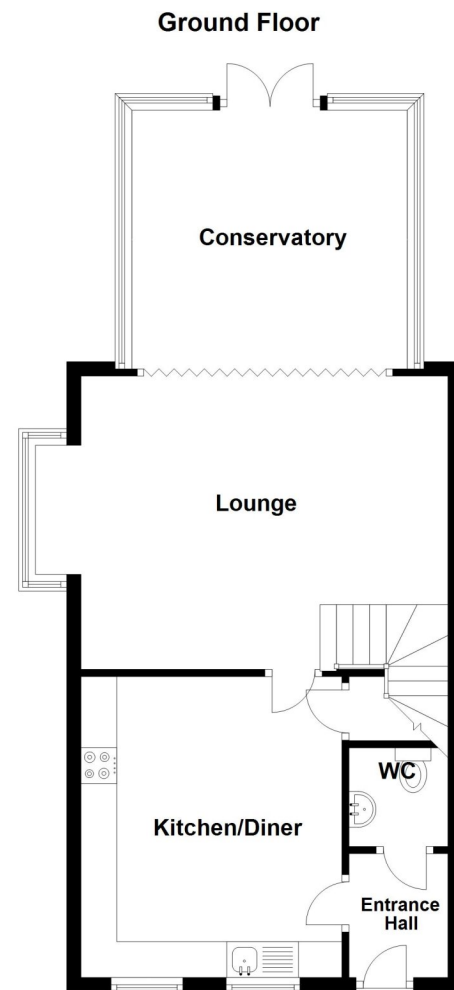


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



38 Dickinson Road, Heckington, Sleaford, Lincolnshire, NG34 9WT

£235,000 Freehold

Winkworth are delighted to offer for sale this absolutely stunning Three Bedroom Semi-Detached Home, built only a few years ago by well renowned local builder ChanceOption Homes.

Internally the property has been finished to a high specification including a German engineered RotPunkt Kitchen with built in Bosch appliances, there is underfloor heating downstairs throughout and a lovely Conservatory opening onto the garden.

The accommodation comprises of Entrance Hall, Downstairs W/C, Kitchen/Diner, Lounge with Bi-folding doors, Conservatory, Three Bedrooms, En-Suite and a Family Bathroom.

A viewing of this property is highly advised to appreciate the quality it has to offer.

BUILT BY CHANCEOPTION HOMES | HIGH SPECIFICATION THROUGHOUT | DRIVEWAY FOR TWO CARS | TUCKED AWAY POSITION | UPGRADED KITCHEN | CONSERVATORY | STILL UNDER 10 YEAR BUILDERS WARRANTY | THREE WELL PROPORTIONED BEDROOMS | ENSUITE TO MASTER | POPULAR VILLAGE LOCATION



ACCOMMODATION

Entrance Hall - With composite door to front aspect and underfloor heating.

Downstairs W/C - With low level w/c, hand wash basin with tiled splashbacks and underfloor heating.

Kitchen/Diner - 13'1" x 10' (4m x 3.05m) Boasting a high specification German engineered RotPunkt kitchen with complementing work surfaces, inset composite one and half sink and drainer with mixer tap, four ring gas hob with extractor fan above, integrated oven & grill, built in dishwasher, built in washer/dryer, built fridge/freezer, wall mounted gas fired Worcester boiler, understairs storage cupboard and underfloor heating.

Lounge - 14'10" x 12'4" (4.52m x 3.76m) Having bi-folding doors leading to the Conservatory, a range of power points, tv point and telephone point and stairs leading to the first floor landing.

Conservatory - 10'10" x 10'10" (3.3m x 3.3m) Being of a brick and UPVC construction with pitched polycarbonate roof, French doors to rear aspect and underfloor heating.

Bedroom One - 14'10" x 9'1" (4.52m x 2.77m) Having UPVC window to the front aspect power points, and radiator.

En-Suite Shower Room - Being fitted with a three piece suite comprising low level w/c, hand wash basin with vanity unit, tiled splashbacks, shower cubicle, UPVC window to front aspect, and a heated towel rail.

Bedroom Two - 14'10" x 9'1" (4.52m x 2.77m) Having windows to the rear elevation, built in wardrobes and radiator.

Bedroom Three - 9'7" x 7'4" (2.92m x 2.24m) With UPVC window to the rear aspect, power points and radiator.

Family Bathroom - Benefitting from a three piece suite comprising of P-shaped bath with mains fed shower above, low level w/c, hand wash basin, tiled splashbacks, heated towel rail and extractor fan

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

