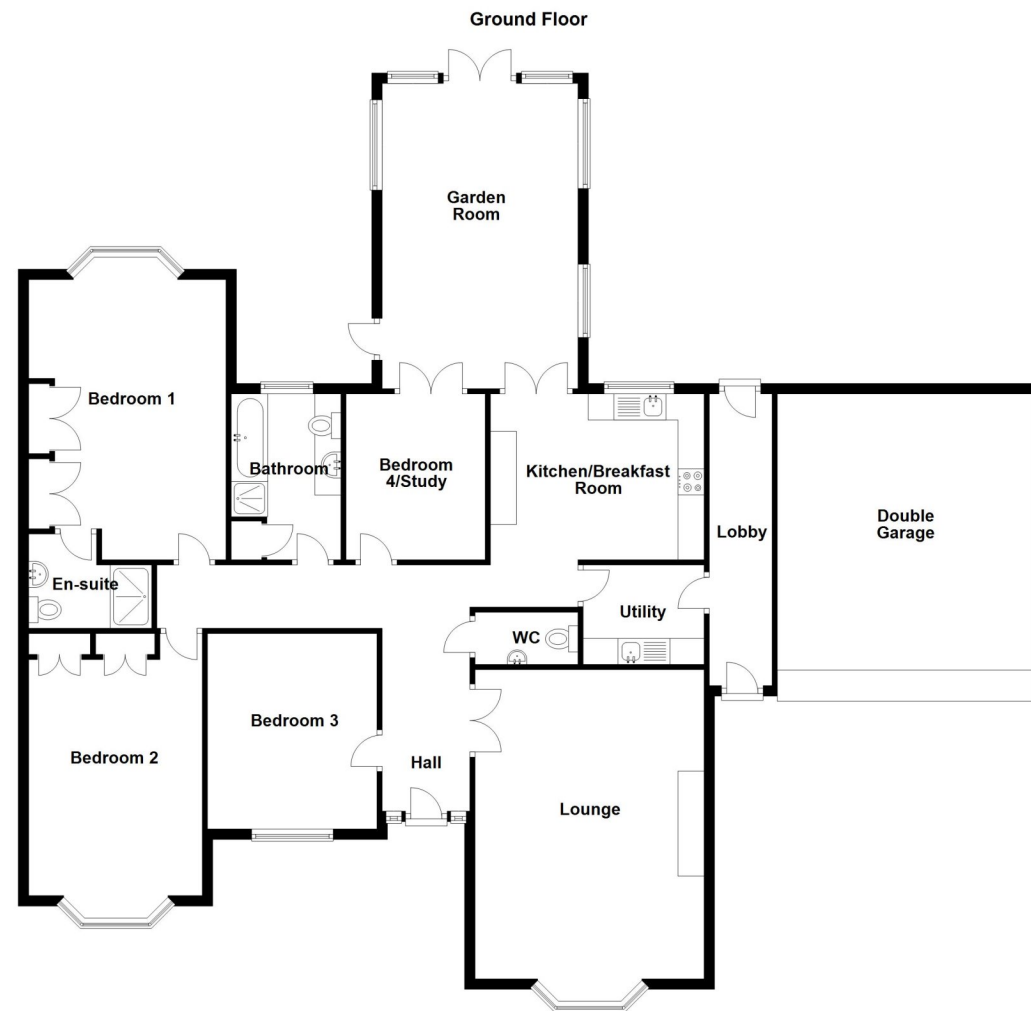


Oak Way, Heckington, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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



11 Oak Way, Heckington, Sleaford, Lincolnshire, NG34 9FG

Offers Over - £450,000 Freehold

Introducing this impressive Three/Four Bedroom detached Bungalow, located in the charming village of Heckington. This stunning property has been drastically improved by the current vendors, being modernised throughout to a great quality.

Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

winkworth.co.uk/sleaford



See things differently.

Stunning Executive Detached Bungalow | Ample Parking | Double Garage | Impressive Garden Room with Vaulted Ceiling | Log Burning Stove | Newly Fitted Kitchen with Quartz Worktop | Re-decorated Throughout | Stylish New Bathrooms | Oak Internal Doors | En-Suite to Master | Immaculately Presented Throughout | Well Maintained Rear Garden



See things differently.

DESCRIPTION

Upon entering, you are greeted by a spacious Entrance Hall providing access to each room. The Kitchen is a great selling point, featuring quartz worktops and upstands, numerous built in appliances, inset sink, water softener and an induction hob.

The Lounge is a fantastic size and benefits from a lovely inglenook fireplace with an inset multi fuel burner and spotlights to ceiling.

One of the standout features of this property is the garden room, boasting a vaulted ceiling with velux windows. The garden room is the perfect living area with the benefit of a log burner, creating a warm and cozy room during the colder months.

The property offers Three generously sized bedrooms, with the option to utilize the extra room as a fourth bedroom or a study. The Master Bedroom boasts a stunning En-Suite with two double built in wardrobes, with the Second Bedroom also boasting two double built-in wardrobes.

The current owners have also updated all internal doors to Oak doors, along with oak flooring in the Hallway and a stylish antico flooring in the Study & Kitchen. More improvements include brushed and polished chrome power points, some with USB points, an overhaul of the Bathrooms with a lovely fully tiled En-Suite, stylish Family Bathroom with a four piece suite, and a separate cloakroom also fully tiled. There is a fully working alarm system, Worcester Bosch Boiler which is serviced annually, new electric garage door.

The total accommodation comprises of Entrance Hall, Lounge, Kitchen, Utility Room, Garden Room, Separate Cloakroom, Three Bedrooms, Fourth Bedroom/Study, En-Suite to Master, Family Bathroom, Side Lobby and Double Garage with electric up and over door.

The property is located in the popular village of Heckington, which offers a range of amenities within easy reach including shops, pubs/restaurant, railway station, and a reputable doctors surgery.



ACCOMMODATION

Entrance Hall

Cloakroom

Lounge - 19'6" x 14'6" (5.94m x 4.42m)

Kitchen / Breakfast Room - 13'6" x 10'6" (4.11m x 3.2m)

Utility Room - 7'8" x 6'4" (2.34m x 1.93m)

Garden Room - 19'3" x 12'5" (5.87m x 3.78m)

Bedroom One - 17'7" x 12'5" (5.36m x 3.78m)

Ensuite Shower Room - 7'10" x 6' (2.4m x 1.83m)

Bedroom Two - 16'7" x 11' (5.05m x 3.35m)

Bedroom Three - 12'4" x 11'3" (3.76m x 3.43m)

Bedroom Four/Study - 10'4" x 10'1" (3.15m x 3.07m)

Family Bathroom - 17'7" x 12'5" (5.36m x 3.78m)

Side Lobby

Double Garage - 18'4" x 16'2" (5.6m x 4.93m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D