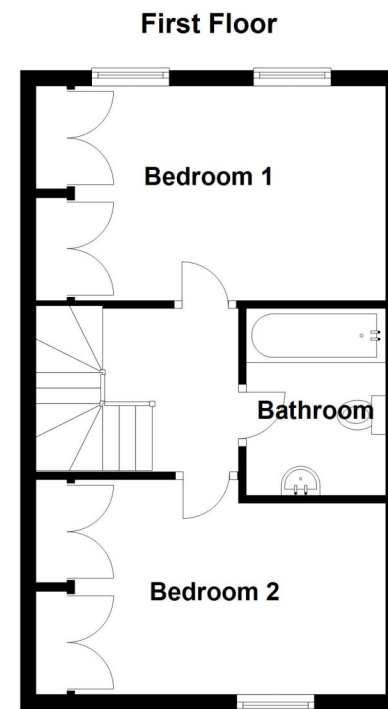
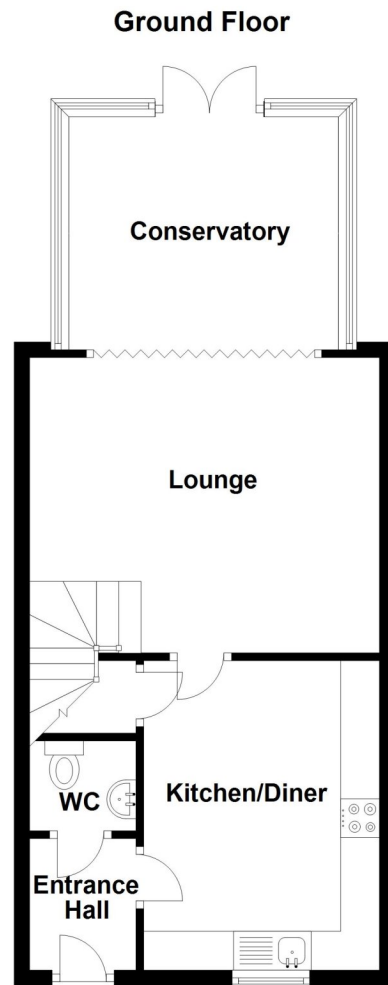


Dickinson Road, Heckington, Sleaford

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		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	



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

£189,950 Freehold

We are delighted to offer for sale this modern Two Bedroom mid-terraced house built by well renowned local builder, ChanceOption Homes.

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

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See things differently.

Modern Terraced House | Built by Chanceoption Homes | Lounge & Conservatory | Kitchen/diner with fitted Appliances | Two Double Bedrooms | Modern Fitted Bathroom | Gas Central heating & uPVC D/G | Driveway for 2 Vehicles | Enclosed South Facing Garden | Viewing is Highly Advised



See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

DESCRIPTION

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, Two Double Bedrooms with a built in wardrobe to the master and a Family Bathroom.

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

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.

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

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

A

