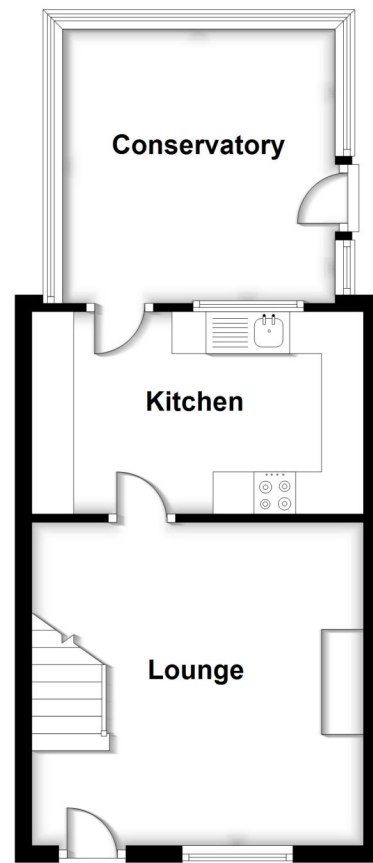


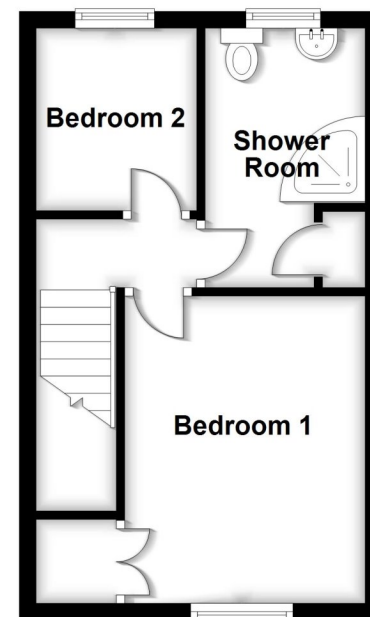
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 36.1 sq. metres (388.4 sq. feet)



**First Floor**  
Approx. 26.9 sq. metres (289.3 sq. feet)



Total area: approx. 63.0 sq. metres (677.7 sq. feet)



## 30 Burton Road, Heckington, Sleaford, Lincolnshire, NG34 9QR

£175,000 Freehold

This Two Bedroom Semi-detached home is situated in the popular village of Heckington. The property boasts off street parking and a non overlooked rear garden. The accommodation comprises of Lounge, Kitchen, Conservatory, Two Bedrooms, Shower Room and a Garage. The property also benefits from gas central heating, UPVC double glazing, oak internal doors, a stylish new Kitchen Worktop and off street parking. There was also a new boiler and radiators installed in the property in 2020.

A viewing is recommended.

DRIVEWAY FOR TWO CARS | COUNTRYSIDE VIEWS TO FRONT ASPECT | IMMACULATELY PRESENTED THROUGHOUT | KITCHEN WITH STYLISH WORKTOP OVER | CONSERVATORY | OAK INTERNAL DOORS | POPULAR LOCATION | VILLAGE WITH AMENITIES | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING | WELL MAINTAINED REAR GARDEN | IDEAL FOR FIRST TIME BUYERS & INVESTORS



## ACCOMMODATION

### Access Via Front Porch & Step

**Lounge** - 13'1" x 12'8" (4m x 3.86m) With UPVC door to front aspect, remote controlled electric fire with marble surround, TV point, power points, telephone point, laminate flooring, UPVC window to front aspect and stairs to first floor landing.

**Kitchen** - 12'10" x 7'11" (3.9m x 2.41m) With base and eye level units with stylish worktop over, space and plumbing for washing machine, space for fridge, composite sink, electric oven, gas hob with extractor hood over, tapworks water softener, tiled flooring, UPVC window to rear aspect, frosted window to side aspect and radiator.



**Conservatory** - 10'9" x 10'9" (3.28m x 3.28m) Being of a brick and UPVC construction with a Thermo Green insulated roof, tiled flooring, fitted blinds, ceiling light and fan, door to rear garden and radiator.

**Bedroom One** - 10'8" x 9'3" (3.25m x 2.82m) With UPVC window to front aspect, sharpes fitted built in wardrobes and chest of drawers, TV point, laminate flooring, power points and radiator.

**Bedroom Two** - 7'2" x 7' (2.18m x 2.13m) With UPVC tilt and turn window to rear aspect, carpeted floor, power points and radiator.

**Shower Room** - Benefitting from a three piece suite comprising double shower cubicle with electric shower over, low level w/c, hand wash basin, extractor fan, airing cupboard with gas fired combi boiler shaver point, chrome heated towel rail and UPVC window to rear aspect.

**Garage** - 13'9" x 6'4" (4.2m x 1.93m) With power and lighting and door to front and side aspect.

**Outside** - The front of there is a gravelled driveway offering off street parking for two vehicles leading to the sectional concrete garage. The rear garden is laid to low maintenance paving with a lovely feature of a decorative sunburst stone circle, fencing to all aspects and outside light.



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

TBC