

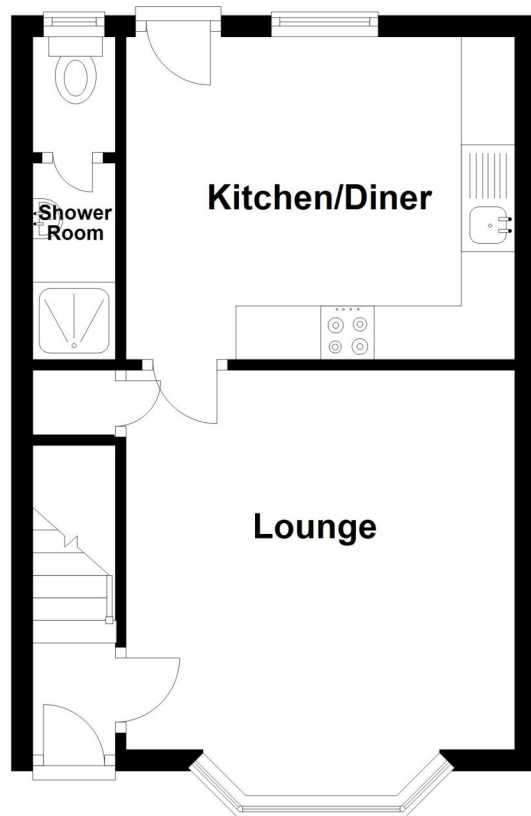
High Street, Heckington, Sleaford

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	64	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

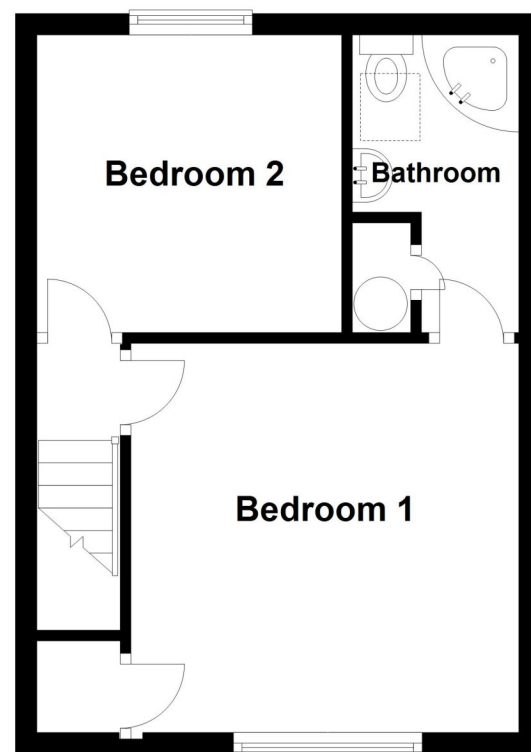
Ground Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.5 sq. feet)



Total area: approx. 59.7 sq. metres (643.1 sq. feet)



4 High Street, Heckington, Sleaford, Lincolnshire, NG34 9QZ

£125,000 Freehold

NO CHAIN This two double bedroom terraced home is situated in the heart of the extremely popular village of Heckington. Just a stones throw away from local shops and a short walk to the train station and doctors, makes this an ideal purchase for first time buyers or investors alike. The accommodation comprises of Entrance Hall, Lounge, Kitchen, Downstairs Shower Room, Two Double Bedrooms and an Ensuite Bathroom to the Master Bedroom.

NO CHAIN | TWO DOUBLE BEDROOMS | ENSUITE BATHROOM TO MASTER | VILLAGE CENTRE LOCATION | SOUGHT AFTER VILLAGE | IN NEED OF TLC/MODERNISATION

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

winkworth.co.uk/sleaford

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.



See things differently.



See things differently.

ACCOMMODATION

Lounge/Diner - 12' x 11'9" (3.66m x 3.58m)

Kitchen/Diner - 11'8" x 10'2" (3.56m x 3.1m)

Bedroom One - 12' x 12' (3.66m x 3.66m)

Bedroom Two - 10'2" x 8'10" (3.1m x 2.7m)

Bathroom - 10'2" x 5'9" (3.1m x 1.75m)

Agents Note - There is a very small courtyard harding approx 12' x 2' in size. There is also NO PARKING with this property.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

