

High Street, Heckington, Sleaford

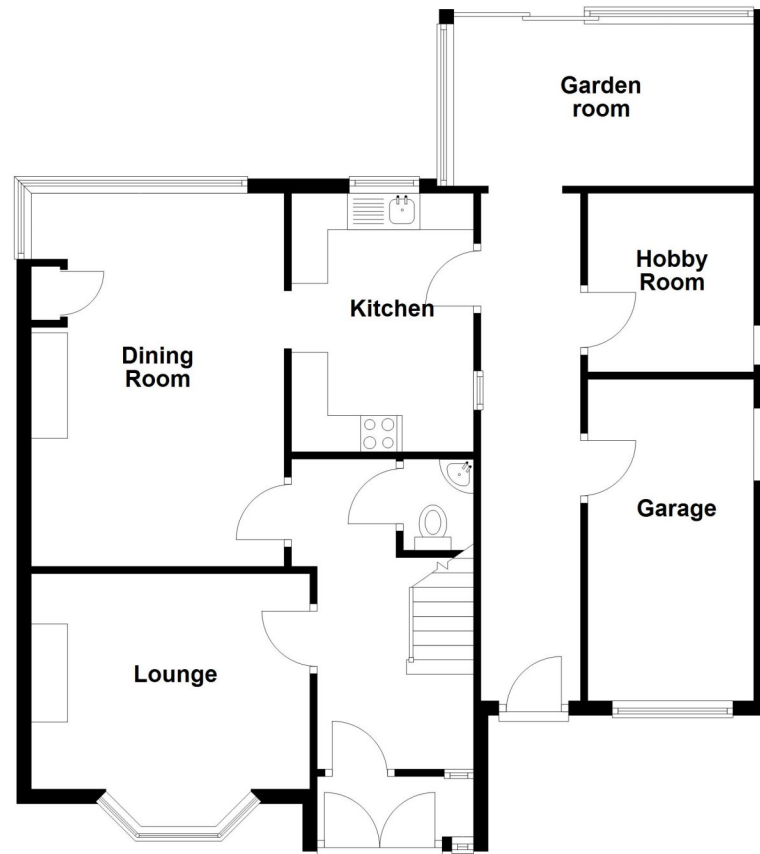
Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

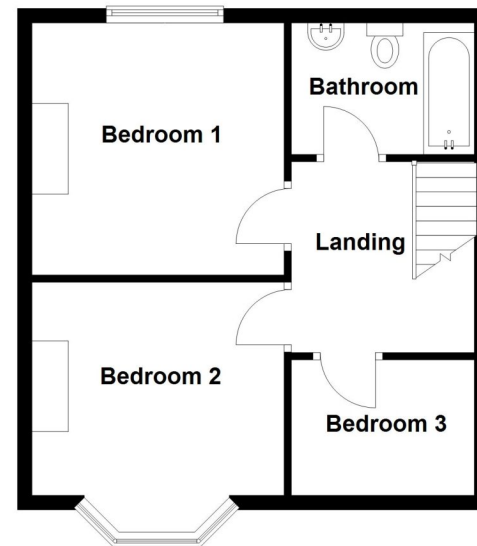
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Ground Floor



First Floor



117 High Street, Heckington, Sleaford, Lincolnshire, NG34

£275,000 Freehold

This is a rare and unique opportunity to acquire a three-bedroom, semi-detached house, built in the 1930s, situated in the popular village of Heckington. The property is within walking distance of the village center and boasts an unusually large southerly-facing rear garden. The house has been updated by the current owner with new wiring, central heating, kitchen and redecoration throughout.

The ground floor includes an entrance lobby, a hallway with a cloakroom, and a spacious living room. Additionally, there is a separate sitting room, a kitchen with a walk-in pantry, and a large side passageway that offers access to the conservatory, garage,

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LOCATION

DESCRIPTION

ACCOMMODATION

Entrance Hallway - Double half glazed hardwood doors lead to entrance lobby with opaque glazed hardwood door with side window leading into entrance hallway having staircase to 1st floor, radiator, contemporary flooring.

Downstairs Cloakroom - Having opaque glazed UPVC window to side aspect, fitted with a 2 piece suite comprising close coupled WC, vanity mounted corner hand wash basin, radiator.

Sitting Room - 12'7" x 9'9" (3.84m x 2.97m) Walk in UPVC bay window to front aspect, tiled fireplace housing open fire, television point, radiator, coving to ceiling.

Living Room - 16'11" x 11'5" (5.16m x 3.48m) Having corner UPVC window to rear aspect, contemporary flooring, television point, electric log burner, radiator.

Kitchen - 11'8" x 6'8" (3.56m x 2.03m) UPVC windows to side and rear aspects and UPVC door to side aspect giving access to side lobby.

Being recently refitted with a modern range of base and larder units with bevel edged work surfacing over, 5 ring gas hob, eye level double electric oven, stainless steel sink, space for washing machine and fridge, contemporary flooring.

Side Lobby - A useful space with hardwood door to front aspect and sloping polycarbonate roofing the side lobby gives access to the personal doors into the garage and hobby room and leads to the garden room.

Garden Room - 13'7" x 7'4" (4.14m x 2.24m) Being of timber and glazed construction with a sloping roof garden views and sliding door giving access to garden.

1st Floor Landing - Staircase rises from the entrance hallway to 1st floor landing having loft access.

Bathroom - Opaque glazed window to rear aspect, fitted with a 3 piece suite comprising panelled bath, close coupled WC, pedestal hand wash basin, radiator.

Bedroom 1 - 11'5" x 9'8" (3.48m x 2.95m) Having a walk in UPVC bay window to front aspect, radiator, tiled ornamental fireplace.

Bedroom 2 - 11'5" x 11'2" (3.48m x 3.4m) UPVC window to rear aspect, tiled ornamental fireplace, radiator.



Bedroom 3 - 7'1" x 6'2" (2.16m x 1.88m) UPVC window to front aspect, airing cupboard housing gas fired boiler.

Outside - To the front aspect is a tarmac driveway offering off street parking and leading to the GARAGE 13'7" x 7'6" having up and over door to front aspect, window to side aspect and personal door to side lobby and having light and power point.

The front garden is laid to a low maintenance gravelled bed with surrounding established bushes and shrubs.

The rear garden is very generously proportioned with a paved patio spanning the rear of the property, lawn, further paved seating area with summerhouse, paved pathway and numerous gravelled beds and mature planting and shrubbery.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

SERVICE CHARGE

£0

GROUND RENT

£0

DIRECTIONS