

DRAFT

***COBHAM CLOSE,
HECKINGTON, NG34 9SE***



£215,000

With the advantage of No Forward Chain and located at the head of this cul-de-sac within easy walking distance of the village centre, a Three Bedroom Link Detached House, being particularly private to the rear and having a long drive providing Ample Parking which approaches the Single Garage. Heckington is a popular village and the property has accommodation comprising Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory (single glazed), Three Bedrooms and Bathroom. The property is Double Glazed and benefits from Gas Central Heating and in view of its superb location, viewing is recommended.

Location:

Heckington is a popular village located off the A17, Sleaford to Boston road and has amenities to cater for most day to day needs including school, Doctor's surgery, chemist, Post Office, shops and banking facilities and good rail connections to Sleaford, Boston, Nottingham, Grantham and Lincoln.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right towards the village of Heckington. Once in the village, continue past the village green and at the crossroads, turn left into Eastgate. Take the second turning on the left hand side into Cobham Close and the property is located at the head of the cul-de-sac as indicated by our 'For Sale' board.

An entrance door provides access to the Hall having radiator.

Lounge: 4.47m (14'8") x 3.84m (12'7") narrowing to 3.25m (10'8")
Having bow window double radiator and two wall light points. An arch provides access to the:

Dining Room: 2.95m (9'8") x 2.29m (7'6")
Having radiator, understairs cupboard and patio doors providing access to the:

Conservatory: 2.46m (8'1") x 1.90m (6'3")
Being single glazed and having door to the garden.

Kitchen: 2.95m (9'8") x 2.36m (7'9")
Having wall and base units with worktop over, wall mounted boiler, inset sink, double radiator, tiled splashbacks, rear entrance door, plumbing for washing machine, built-in oven, electric hob and cooker hood.

Stairs from the hall provide access to the **First Floor Landing** having loft access, store cupboard and airing cupboard.

Bedroom 1: 3.48m (11'5") x 2.84m (9'4")
Having built-in double wardrobe and radiator.

Bedroom 2: 3.43m (11'3") x 2.87m (9'5")
Having built-in double wardrobe and radiator.

Bedroom 3: 2.59m (8'6") x 1.85m (6'1")
Having stairwell and radiator.

Bathroom:
Having low level w.c, pedestal hand washbasin with mixer tap and shower attachment, tiled splashbacks and radiator.

Outside:

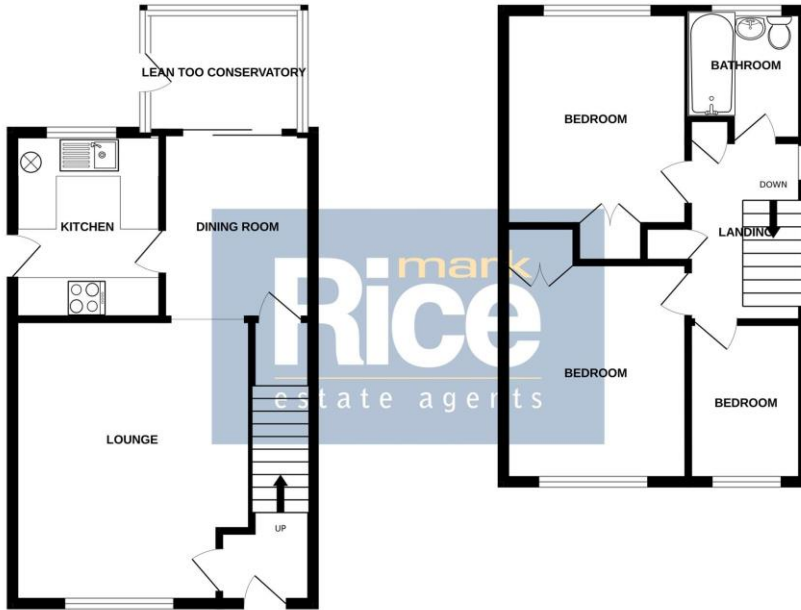
There is a long drive to the front providing **Ample Parking** with the remainder of the front garden being laid to lawn with borders. A five bar gate provide access to the further parking area to the side of the property. This approaches the **Garage** 5.84m (19'2") x 2.46m (8'1") having an up and over door, personal door and power. The **Rear Garden** is enclosed and laid to lawn with a patio, borders and a cold water tap is fitted.

**Lounge****Dining Room****Kitchen****Bedroom 2****Bathroom**

Council Tax Band B.

GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 0.0024



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent's Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 26/03/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**