

**OAK WAY,
HECKINGTON, NG34 9FG**



£475,000

Located within walking distance of the centre of this particularly popular village and in a sought after residential area, a large and substantial Five Bedroom Detached House with a Triple Garage Block with electric doors and Ample Parking, and providing a good sized family home. The property is Double Glazed and benefits from Gas Central Heating and provides living accommodation of approximately 3,000 sq ft. The full accommodation comprises Reception Hall, 24'6 x 13'1 Lounge, Separate Dining Room, Dining Kitchen 15' Utility Room, Rear Lobby, Cloakroom, Further Ground Floor Cloakroom adjacent to the Study and Conservatory. To the first floor is a large landing and Five Double Bedrooms, Two En-Suites and Family Bathroom. There is Ample Parking to the front of the property and the rear and side gardens are particularly private and sheltered. Early viewing is advised.

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. Turn left into Oak Way and the property is located on the right hand side as indicated by our 'For Sale' board.

A covered storm porch and door provide access to the **Reception Hall 5.36m (17'7") x 3.68m (12'1") max** having to built-in cupboards, under stairs storage cupboard, thermostat and radiator.

Lounge: 7.47m (24'6") x 3.99m (13'1")

Having fireplace, three wall light points, double radiator, dado rail and patio doors to the:

Conservatory: 3.94m (12'11") max x 3.23m (10'7")

Having French doors to the garden.

Cloakroom:

Having low level w.c, pedestal hand washbasin, radiator, tiled splashbacks and extractor fan

Dining Room: 3.73m (12'3") x 3.48m (11'5")

Having radiator and French door to the garden.

Kitchen: 5.31m (17'5") x 3.96m (13'0")

Having an extensive range of wall and base units with worktop over, tiled splashbacks, tiled floor, built-in eye level double oven, gas hob, cooker hood, 1½ bowl single drainer inset sink with monobloc tap and built-in fridge and freezer.

Utility Room: 4.57m (15'0") x 2.64m (8'8")

Having rear entrance door, wall and base units, tiled splashbacks, tiled floor, breakfast bar, wall mounted boiler and inset sink.

A further door provide access to the **Side Entrance Lobby** having double glazed door to the front radiator and storage cupboard.

Study: 3.96m (13'0") x 2.62m (8'7")

Having radiator.

Further Cloakroom:

Having low level w.c, pedestal hand washbasin and radiator.

A further door provides access to the **Triple Garage Block 9.14m (30'0") x 5.64m (18'6")** having three up and over electric doors, door to rear garden, lighting, power points and loft storage.



Reception Hall



Lounge



Conservatory



Cloakroom



Dining Room

Stairs from the hall provide access to the First Floor Landing having radiator, airing cupboard and loft access with ladder and light.

Bedroom 1: 4.80m (15'9") x 3.12m (10'3")

Having French doors to the balcony, built-in double wardrobes and radiator.

En-Suite:

Being half tiled and having pedestal hand washbasin low level w.c, separate shower cubicle, shaver point, extractor fan and radiator.

Bedroom 2: 4.04m (13'3") x 3.10m (10'2")

Having radiator and two built-in double wardrobes.

En-Suite:

Having separate shower cubicle, pedestal hand washbasin, low level w.c, and tiled splashbacks.

Bedroom 3: 4.04m (13'3") x 2.64m (8'8")

Having radiator.

Bedroom 4: 3.96m (13'0") x 2.59m (8'6")

Having radiator.

Bedroom 5: 3.68m (12'1") x 2.87m (9'5")

Having radiator.

Family Bathroom:

Having corner bath, shower cubicle with mains fed shower, bidet, low level w.c, pedestal hand washbasin, tiled splashbacks and tiled floor.

Outside:

The property has a walled boundary to the front and an extensive block paved drive provides **Ample Parking** and approaches the **Triple Garage Block** and side entrance. The remainder of the front garden is designed with ease of maintenance in mind. The **Rear Garden** is particularly sheltered and enclosed and has a large patio area, borders and lawn.

Council Tax Band F



Kitchen



Utility Room



Study



Further Cloakroom



Bedroom 1



En-Suite



Bedroom 2



En-Suite to Bedroom 2



Bedroom 3



Bedroom 4



Family Bathroom

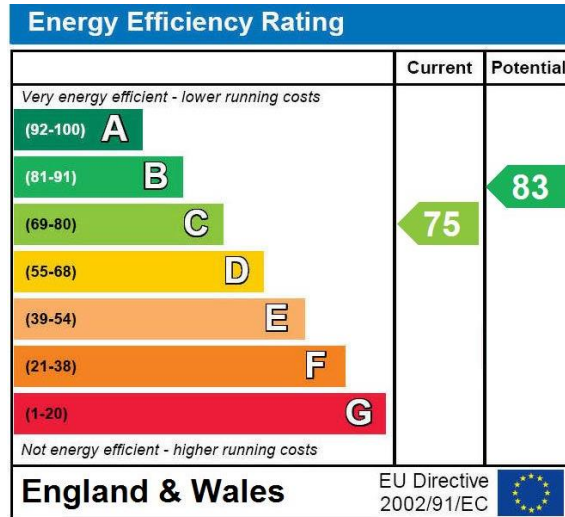
GROUND FLOOR
1941 sq.ft. (180.3 sq.m.) approx.

1ST FLOOR
979 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 2920 sq.ft. (271.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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 27/6/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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