

***SLEAFORD ROAD,  
HECKINGTON, NG34 9QW***



**£375,000**

*Located on the fringe of this popular village and offered to the market with No Forward Chain, a spacious Three Bedroom Detached Bungalow situated on a half acre plot (subject to survey) with Ample Parking, a number of Outbuildings, Detached Timber Workshop and set in a non estate position. The property would benefit from some cosmetic updating, however, offers versatile accommodation benefiting from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Porch, Entrance Hall, Lounge with multi fuel burner, Conservatory, Dining Room, Breakfast Kitchen, Two Shower Rooms and Three Double Bedrooms. Outside there is a large gravelled drive providing Ample Off Road Parking and an Attached Double Garage with a separate 24'10 Timber Workshop with power and lighting, a further number of outbuildings to the rear leading to a paddock area which could offer as a small holding. To fully appreciate the space and position of this property together with its substantial grounds, viewing is strongly 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 and proceed into Sleaford Road. The property is located on the left hand side as indicated by our 'For Sale' board.

What Three Words: *REGULATE DEPRIVE QUESTION*

A double glazed entrance door provides access to the **Entrance Porch** with further timber glazed door providing access to the **Entrance Hall** having store cupboard, smoke alarm and radiator.

**Lounge: 5.51m (18'1") x 3.86m (12'8")**

Having multi fuel burner, coved ceiling, two radiators and sliding patio doors to the:

**Conservatory: 3.43m (11'3") x 2.79m (9'2")**

Having door to the front garden.

**Dining Room: 4.83m (15'10") x 2.64m (8'8")**

Having coved ceiling and radiator.

**Breakfast Kitchen: 4.83m (15'10") x 4.04m (13'3")**

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, double eye level electric oven, four ring electric hob with stainless steel cooker hood over, integrated dishwasher, integrated fridge freezer, breakfast bar, radiator and door to the Inner Hall with side entrance door and door to the Garage.

**Shower Room:**

Having close coupled w.c, vanity hand washbasin with mixer tap, shower cubicle with mains fed unit, extractor fan, airing cupboard and radiator.

**Bedroom 1: 4.06m (13'4") x 2.64m (8'8")**

Having full width wardrobes with sliding doors, further store cupboard and radiator.

**Bedroom 2: 4.06m (13'4") x 3.45m (11'4") max**

Having built-in double wardrobe and radiator.

**Bedroom 3: 2.92m (9'7") x 2.54m (8'4")**

Having built-in wardrobe and radiator.

**Shower Room:**

Having close coupled w.c, vanity hand washbasin with mixer tap, double shower cubicle with electric shower, tiled splashbacks, extractor fan and radiator.



**Lounge**



**Conservatory**



**Dining Room**



**Kitchen**



**Shower Room**

**Outside:**

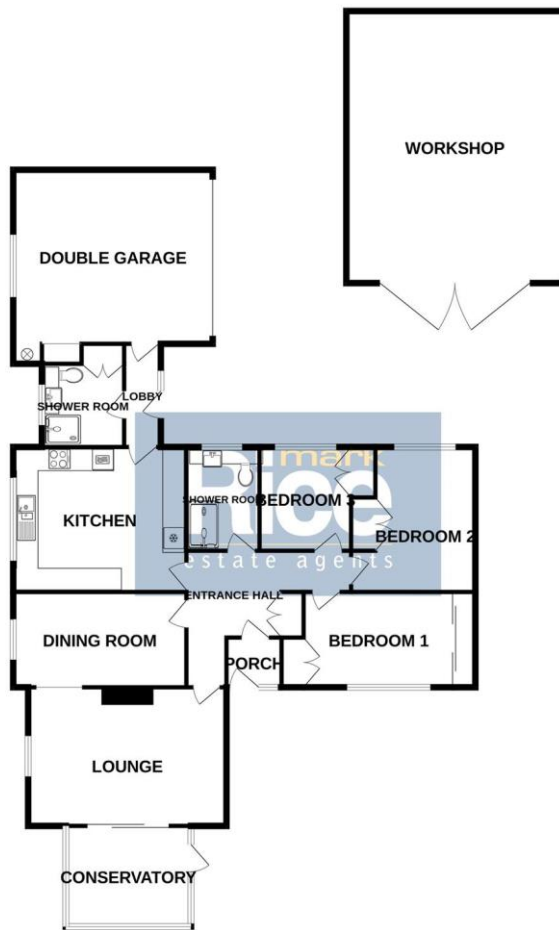
The front garden is fully enclosed by mature hedging, with a large lawned area and a variety of shrubs and fruit trees with a gravelled parking area and further lawn area to the side elevation. A five bar timber gate provide access to the main driveway which is laid predominantly to gravel, offering a number of parking spaces and approaching the **Attached Double Garage 5.56m (18'3") x 4.72m (15'6")** having electric up and over door, wall mounted combination boiler, power points and lighting. There is a separate decorative garden area divided by wrought iron gates with a number of bedding areas together with a greenhouse and timber shed and a **Detached Workshop 7.57m (24'10") x 6.05m (19'10")** having double opening doors and power and lighting. Behind this is further hardstanding with a **Further Detached Outbuilding** leading to the **Paddock Area**, which is laid mostly to lawn with a number of mature trees and partially separated from the remainder of the plot and enclosed by timber fencing.

**Agent's Note:**

The property is accessed via a shared drive and the vendor of this property is responsible for the maintenance of this.

Council Tax Band D.

GROUND FLOOR  
2141 sq.ft. (198.9 sq.m.) approx.



TOTAL FLOOR AREA : 2141 sq.ft. (198.9 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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**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Shower Room**



**Rear Garden**



***Garage & Workshop***



***Rear Parking***



***Front Garden***

*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 25/07/2024*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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