

***FOSTER STREET,
HECKINGTON, NG34 9RU***



£185,000

Having recently undergone extensive improvements and modernisation, a good sized Three Bedroom Terraced House with Larger Than Average Gardens, Garage, New Kitchen and Bathroom and New Carpets throughout.

Early viewing is strongly recommended to appreciate the size of this extended property which is offered to the market with No Forward Chain and located in the popular village of Heckington. The property is Double Glazed and benefits from Gas Central Heating to the full accommodation comprising Entrance Porch, Hall, 16' Dining Kitchen, Lounge 13'4 x 11'7 Reception Room/Sun Room, Ground Floor Bathroom, Utility Room and Three

Good Sized Bedrooms to the first floor. The extensive garden has rear vehicular access and is enclosed, with a Detached Garage forming part of the rear boundary.

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, turn right towards the village of Heckington. Once in the village, continue to the village centre and turn left into Church Street. Follow this road as it bears to the right and left, and at the crossroads continue straight ahead into Howell Road. Take the second turning on the right into Foster Street and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Porch 2.31m (7'7") x 1.45m (4'9")** with door to the **Hall** having radiator and understairs cupboard.

Lounge: 4.88m (16'0") x 3.35m (11'0")

Having two radiators and electric fire. French doors provide access to the:

Further Reception/Sun Room: 4.06m (13'4") x 3.53m (11'7")

Having two radiators and door to garden.

Bathroom:

Being fully tiled and having pedestal hand washbasin, low level w.c, bath with mixer tap and shower attachment and chrome towel radiator.

Dining Kitchen: 4.88m (16'0") x 1.75m (5'9")

Having a range of base units including wine rack, worktop, tiled splashbacks, built-in double oven, electric hob, cooker hood, breakfast bar, inset sink with monobloc tap, radiator and tiled floor.

Utility Room: 2.74m (9'0") x 2.21m (7'3")

Having worktop, plumbing for washing machine, tiled floor, and side and rear entrance doors.

Stairs from the hall provide access to the First Floor Landing.

Bedroom 1: 4.88m (16'0") x 3.78m (12'5") narrowing to 2.64m (8'8")

Having two radiators, built-in cupboard housing the boiler and further storage cupboard.

Bedroom 2: 3.48m (11'5") x 2.31m (7'7") extending to 3.12m (10'3")

Having built-in cupboard and radiator.

Bedroom 3: 2.62m (8'7") x 2.34m (7'8")

Having radiator.

Outside:

The property has a paved and gravelled garden to the front and side which provides access to the Utility Room. The main garden is to the rear of the property and is fully enclosed with a large block paved patio area, borders and further hardstanding areas. There is an **Outside W.C** having a low level



Lounge



Reception/Sun Room



Bathroom



Dining Kitchen



Utility Room

w.c, and a **Timber Store 3.05m (10'0") x 2.31m (7'7")**. There is a further patio area and pergola and a personal gate to the rear boundary. The **Detached Garage 6.40m (21'0") x 3.35m (11'0")** has double opening doors to the rear and a personal door.

Council Tax Band A.

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 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



Rear Garden



Further Garden Aspect



Garage

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 23/10/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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