

**OAK WAY
HECKINGTON NG34 9FG**



£535,000

A spacious and well presented Four Bedroom Executive Family Home located within this quiet residential area within the popular village of Heckington, offering generous accommodation throughout and a fully enclosed and particularly private West Facing Rear Garden. The property offers living accommodation in excess of 2,500 sq ft and has fully owned Solar Panels with a 8.5kw storage battery, together with full Double Gazing and Gas Central Heating. The full accommodation comprises Large Entrance Hall, Living Room with multi fuel burner, Cloakroom, Study, 16'9 Lounge, 19'2 x 17'8 Living Kitchen, Conservatory, Inner Lobby and Utility Room, whilst to the first floor there are Four Double Bedrooms with walk-in wardrobe, Dressing Area and En-Suite to the master bedroom and walk-in wardrobe and En-Suite to Bedroom 2, and Family Bathroom. Outside a tarmac drive provides Ample Off Road Parking and leads to the Detached Double Garage. This property is situated in a superb location and to fully appreciate the spacious accommodation available, viewing is highly 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 into the village and enter Sleaford Road. Take the first turning on the left into Oak Way and follow the road as it bears to the left where the property is located towards the end of the road by a private drive.

A composite double glazed entrance door provides access to the **Porch 2.08m (6'10") x 1.14m (3'9")** having coved ceiling, radiator and a further glazed door providing access to the:

Entrance Hall: 4.90m (16'1") x 3.89m (12'9")

Having coved ceiling and radiator.

**Cloakroom:**

Having close coupled w.c, pedestal hand washbasin with mixer tap, tiled splashbacks, coved ceiling, ceiling downlighters, extractor fan and radiator.

Lounge: 5.87m (19'3") x 4.62m (15'2")

Having free standing multi-fuel burner, French doors to the rear garden, coved ceiling and two radiators.



Study: 2.90m (9'6") x 2.77m (9'1")

Having coved ceiling and radiator.



Living Room: 5.11m (16'9") x 4.34m (14'3")

Having coved ceiling and radiator.



Dining Kitchen: 5.84m (19'2") x 5.38m (17'8")

Having a range of matching wall and base units with worktop over, range of integrated appliances including fridge freezer, double electric oven, five ring gas hob with stainless steel cooker hood over and dishwasher, single drainer inset composite sink with mixer tap, island unit, pan drawers, coved ceiling, tall radiator, further radiator and French doors providing access to the Conservatory.



Conservatory: 3.48m (11'5") x 3.25m (10'8")

Having French doors to the rear garden.



Inner Lobby: 1.60m (5'3") x 2.49m (8'2")

Having large store cupboard, coved ceiling, radiator and side entrance door.

Utility Room: 2.54m (8'4") x 2.31m (7'7")

Having wall and base units to match the kitchen with worktop over, single drainer inset sink with pillar taps, space and plumbing for washing machine, space for under counter fridge, wall mounted gas central heating boiler, coved ceiling, extractor fan and radiator.



Stairs from the entrance hall provide access to the **First Floor Galleried Landing** having seating area, airing cupboard, loft access, coved ceiling and radiator.



Bedroom 1: 5.11m (16'9") x 4.04m (13'3")

Having coved ceiling, radiator, French doors opening to a Juliet balcony and an arch providing access to the **Dressing Area: 2.64m (8'8") x 2.34m (7'8")** having ceiling downlighters, Velux roof light, door to walk-in wardrobe and radiator.



En-Suite: 2.64m (8'8") x 2.64m (8'8")

Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, double shower cubicle with mains fed shower, ceiling downlighters, Velux roof light, shaver point extractor fan and tall chrome towel radiator.



Bedroom 2: 5.51m (18'1") x 3.99m (13'1") max

Having coved ceiling, radiator and walk-in wardrobe. (The walk-in wardrobe also houses the solar panel controls and 8.5kw storage battery).



En-Suite: 2.97m (9'9") x 1.65m (5'5")

Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, double shower cubicle with mains fed shower, ceiling downlighters, extractor fan and tall chrome towel radiator.



Bedroom 3: 5.82m (19'1") x 3.10m (10'2") max

Having coved ceiling and radiator.



Bedroom 4: 4.72m (15'6") x 2.64m (8'8")

Having coved ceiling and radiator.



Family Bathroom: 2.97m (9'9") x 2.92m (9'7")

Being part tiled and having close coupled w.c, vanity hand washbasin with mixer tap, panelled bath with Victorian style mixer tap and shower attachment over, double shower cubicle with mains fed shower, ceiling downlighters.



*A tarmac drive provides **Off Road Parking** and approaches the **Detached Double Garage 5.64m (18'6") x 5.31m (17'5")** having up and over door, loft storage, power point, lighting and personal door to the rear garden. The remainder of the front garden has been gravelled for ease of maintenance and to provide further parking and a paved path leads to the front door. A timber gate provides access to the **Rear Garden** which is laid predominantly to lawn with large and well stocked borders housing a variety of mature hedging and trees and a good sized patio area, all fully enclosed by timber fencing. There is a side area housing a log store and timber shed and a cold water tap and external lighting to the front and rear are fitted.*



GARAGE
323 sq ft. (30.0 sq.m.) approx.

DOUBLE GARAGE

GROUND FLOOR
1287 sq ft. (119.7 sq.m.) approx.

LOUNGE

STUDY

KITCHEN/DINING ROOM

ENTRANCE HALL

W.C.

PORCH

LOBBY

UTILITY ROOM

mark
Rice
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FIRST FLOOR
1267 sq ft. (117.7 sq.m.) approx.

BEDROOM 3

BATHROOM

ENSUITE

BEDROOM 2

BEDROOM 4

LANDING

MASTER BEDROOM

DRESSING ROOM

ENSUITE

AIRING CUPBOARD

WALK-IN WARDROBE

TOTAL FLOOR AREA : 2857 sq.ft. (265.4 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.

- Agents' 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 24/04/2025

Viewing Strictly by Appointment With Mark Rice Estate Agents
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