

***MILLVIEW ROAD,
HECKINGTON, NG34 9JP***



£230,000

A spacious Two Bedroom Detached Bungalow located at the head of the cul-de-sac backing on to open fields, and within walking distance of the village centre and all its amenities. The property is offered to the market with No Forward Chain and, whilst it would benefit from some cosmetic updating, offers spacious accommodation benefitting from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Porch, Lounge Diner, Kitchen, Two Double Bedrooms, Shower Room and Separate W.C. Outside, a tandem drive provides Off Road Parking for a number of vehicles and approaches the Attached Single Garage and the rear garden is much larger than average and East Facing.

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 Heckington and enter Sleaford Road. Continue into the High Street and take the fifth turning on the right into Station Road. Continue over the level crossing into Hale Road and take the second turning on the left into Millview Road. Proceed to the end of the road where the property is located straight ahead as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Entrance Porch with further glazed timber door leading to the:

Lounge Diner: 7.39m (24'3") x 5.84m (19'2") max

Having electric fire with surround, coved ceiling, store cupboard and two radiators.

Kitchen: 3.12m (10'3") x 2.54m (8'4")

Having a range of matching wall and base units with worktop over, double eye level electric oven, inset four ring gas hob with cooker hood over, single drainer inset sink with mixer tap, space and plumbing for washing machine, space for under counter fridge, store cupboard, wall mounted Worcester Bosch gas central heating boiler, radiator and pantry.

A door from the lounge diner provides access to the **Inner Hall** having smoke alarm, loft access and radiator.

Bedroom 1: 5.74m (18'10") x 3.12m (10'3") max

Having built-in double wardrobe and radiator.

Bedroom 2: 3.76m (12'4") x 2.57m (8'5")

Having built-in double wardrobe and radiator.

Separate W.C.

Having low level w,c and shower.

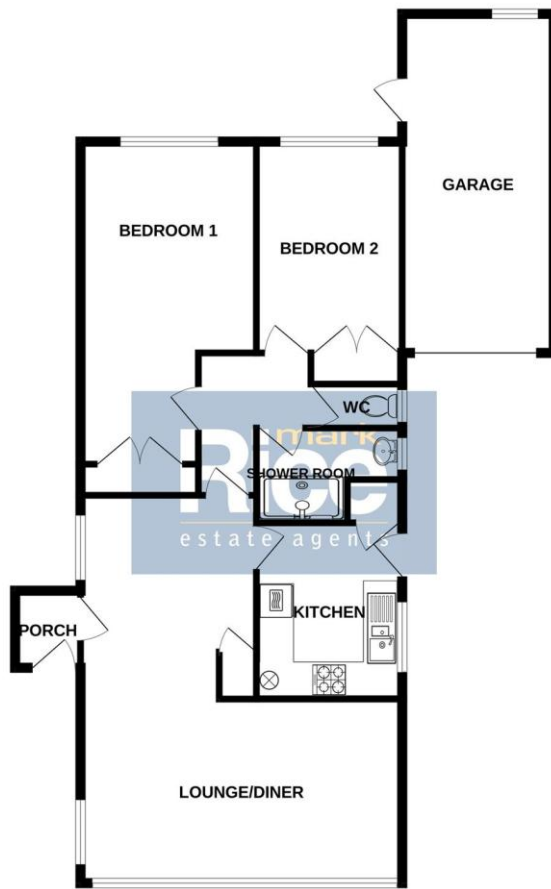
Outside:

A tarmac tandem drive provides **Off Road Parking** for a number of vehicles and provides access to the **Car Port** and **Single Attached Garage 6.02m (19'9") x 2.69m (8'10")** having manual up and over door, lighting and power points. The remainder of the front garden is laid predominantly to lawn with two decorative well stocked borders and an external light and cold water tap are fitted. A path provides access to the side entrance door with a further lawn area, and this leads to the **Rear Garden** which is **East** facing and laid mostly to lawn with a variety of well stocked borders, mature shrubs and hedging, all partly enclosed by timber fencing.

**Lounge****Further Aspect****Kitchen****Bedroom 1****Bedroom 2**

Council Tax Band B.

GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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Rear Garden



Further Aspect



View To Rear

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 20/5/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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