

***CAMERON STREET,
HECKINGTON, NG34 9RW***



£150,000

A delightful Two Bedroom Terraced Cottage located in the centre of this popular village, within walking distance of its amenities and which has been well maintained by the current owners. The property benefits from full Double Glazing and Gas Central Heating with the accommodation comprising Lounge with multi fuel burner and Kitchen, and to the first floor there are Two Bedrooms and Family Bathroom. There is a garden to the rear and to fully appreciate the property's convenient setting and well maintained condition, 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, turn right towards Heckington and enter Sleaford Road. Proceed into the High Street and take the first turning on the left into Church Street and follow the road as it bears to the right into Cameron Street. The property is located on the left hand side as indicated by our 'For Sale' board.

A composite double glazed entrance door provides access to the:

Lounge: 3.43m (11'3") x 3.28m (10'9")

Having inset multi fuel burner with hearth, store cupboard, coved ceiling and radiator.

Kitchen: 3.45m (11'4") x 2.77m (9'1")

Having a range of matching wall and base units with worktop over, single drainer stainless steel inset sink with mixer tap, space for electric cooker, tiled splashbacks, integrated fridge freezer, wall mounted Baxi combination boiler and rear entrance door.

Stairs from the kitchen provide access to the **First Floor Landing** having radiator.

Bedroom 1: 3.45m (11'4") x 3.28m (10'9")

Having radiator.

Bedroom 2: 3.07m (10'1") x 1.65m (5'5")

Having radiator.

Bathroom:

Being half tiled and having close coupled w.c, bowl style hand washbasin, panelled bath with mixer tap, loft access and chrome towel radiator.

Outside:

The rear garden is partially enclosed with a patio area and decorative and well stocked border. A path provides right of access for neighbouring properties, and beyond this is a lawn area leading to a timber Summer House and Brick Built Store. An external 13 amp power point is installed. The garden provides access to the **Parking Space** at the rear which can also be reached via a shared access from Cowgate.

Council Tax Band A.



Lounge



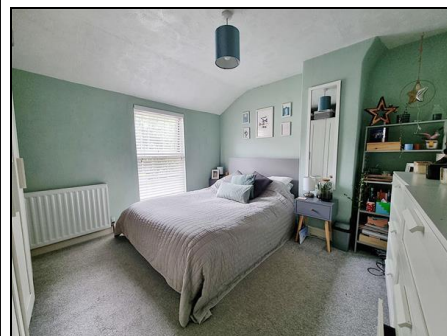
Further Aspect



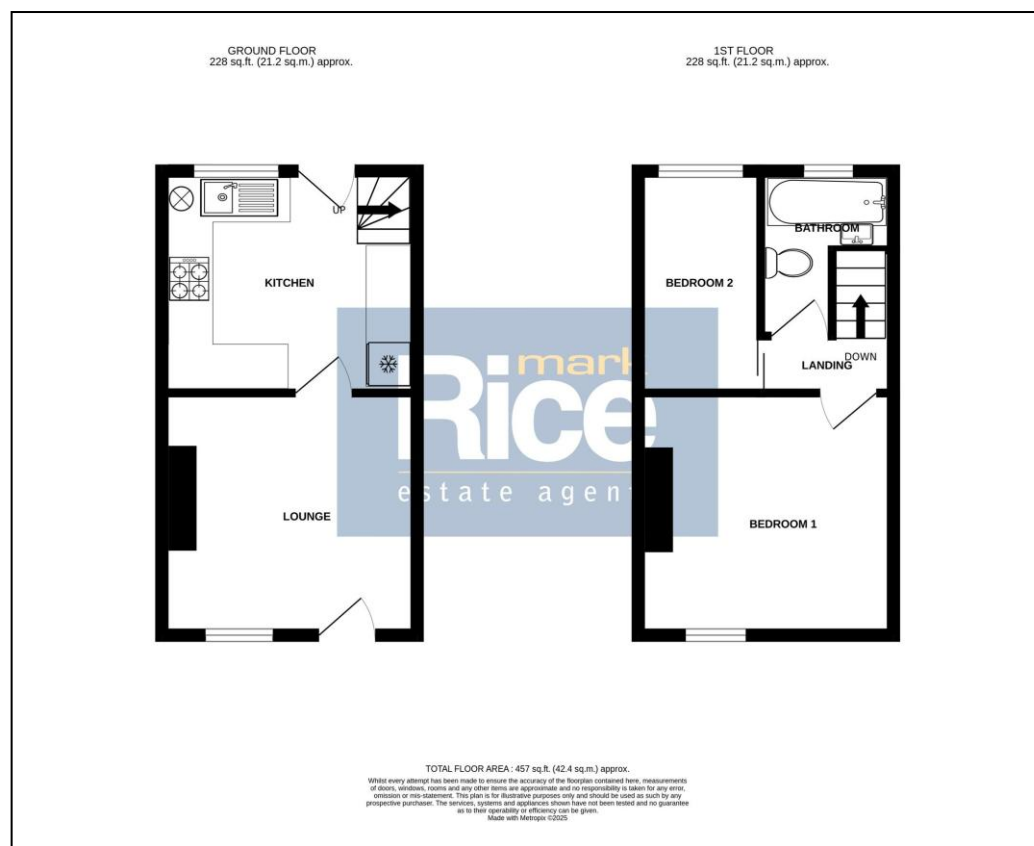
Kitchen



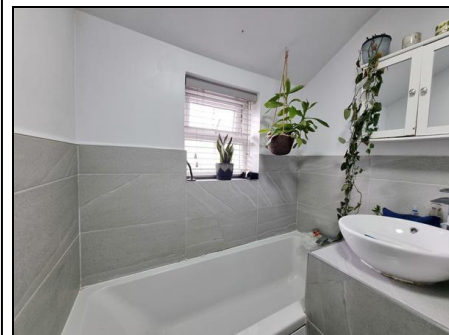
Further Aspect



Bedroom 1



Bedroom 2



Bathroom



Rear 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 04/06/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 4144**