

***LAXTON CLOSE,
HECKINGTON, NG34 9TS***



£360,000

Located within this quiet cul-de-sac and within walking distance of the village centre, a well maintained Four Double Bedroom Detached Family Home offering a Detached Double Garage, Ample Parking and a fully enclosed East Facing Rear Garden. The spacious accommodation benefits from Gas Central Heating and Wooden Double Glazing and comprises Entrance Hall, Cloakroom, 19'3 Lounge, Dining Room, Kitchen, Utility Room, Four Double Bedrooms with En-Suite to the master bedroom, and Family Bathroom. Outside a block paved drive provides parking for a number of vehicles and leads to the garage and the rear garden is a good size and is particularly private. This property is located in a quiet residential area and has ample living space, making it a perfect family home and early viewing is 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 Heckington and proceed into Sleaford Road. Continue into the High Street and take the first turning on the right into Limetree Walk. At the 'T' junction turn right into Lambourne Way and follow the road as it bears to the right into Laxton Close. The property is located on the right hand side as indicated by our 'For Sale' board.

A timber front door provides access to the **Entrance Hall** having understairs store cupboard, smoke alarm, coved ceiling and radiator.

Cloakroom:

Having close coupled w.c, floating hand washbasin with pillar taps, tiled splashbacks, coved ceiling and radiator.

Lounge: 5.87m (19'3") x 3.23m (10'7")

Having feature gas fire with surround, bay window, coved ceiling, two radiators and sliding patio doors to the rear garden.

Dining Room: 3.40m (11'2") x 2.79m (9'2")

Having coved ceiling and radiator.

Kitchen: 3.86m (12'8") x 2.77m (9'1")

Having a range of matching wall and base units with worktop over, 1½ bowl inset composite sink with mixer tap, integrated eye level double oven, inset four ring electric hob with matching unit cooker hood over, integrated fridge and dishwasher, tiled splashbacks, coved ceiling, radiator and side entrance door.

Utility Room: 2.77m (9'1") x 1.85m (6'1") max

Having base unit and worktop to match kitchen, single drainer inset sink with pillar taps, space for under counter fridge, space and plumbing for washing machine, wall mounted Baxi gas central heating boiler, tiled splashbacks, coved ceiling and radiator.

Stairs from the hall provide access to the first floor landing having airing cupboard, loft access, smoke alarm, coved ceiling and radiator.

Bedroom 1: 4.09m (13'5") x 3.23m (10'7")

Having coved ceiling and radiator.

En-Suite: 3.23m (10'7") x 1.68m (5'6")

Having close coupled w.c, pedestal hand washbasin with pillar taps, bidet, double shower cubicle with mains fed unit and mermaid board splashbacks, coved ceiling, extractor fan and radiator.

**Lounge****Further Aspect****Dining Room****Kitchen****Further Aspect**

Bedroom 2: 3.15m (10'4") x 2.77m (9'1")

Having built-in double wardrobe, coved ceiling and radiator.

Bedroom 3: 2.90m (9'6") x 2.77m (9'1")

Having coved ceiling and radiator.

Bedroom 4: 2.87m (9'5") x 2.77m (9'1")

Having coved ceiling and radiator.

Bathroom: 2.79m (9'2") x 2.44m (8'0")

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps, separate shower cubicle with mains fed unit, tiled splashbacks, coved ceiling, extractor fan and radiator.

Outside:

*A block paved drive provides **Off Road Parking** for a number of vehicles and a timber gate provides access to further parking and approaches the **Detached Double Garage 5.26m (17'3") x 4.95m (16'3")** having electric up and over door, power points, lighting, loft storage and personal door to the rear garden. The remainder of the front garden is laid to lawn with a paved path leading to the front entrance door. A timber gate provides access to the **Rear Garden** which is laid to lawn with well stocked borders, block paving for further parking and patio area, all enclosed by timber fencing and brick walling. An external light and cold water tap are fitted.*

Council Tax Band D.



Utility Room



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 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.
Made with Hergoex 12025



Bedroom 4



Bathroom



Rear Garden



Further Garden Aspect

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 26/06/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**

APPROVED BY

DATE