

DRAFT

***BOSTON ROAD,
EAST HECKINGTON PE20 3QF***



£305,000

A superbly presented Three Bedroom Semi-Detached Cottage offering plenty of living space measuring just over 1700sqft including Four Reception Rooms and situated on a generous 0.15 acre plot (sts) with views over Lincolnshire countryside. The property has undergone a number of recent improvements including removal of an internal wall to now offer a 22'5" Dining Kitchen, new Kitchen fitted, fully fitted wardrobes to the master bedroom, and external landscaping. Conveniently located in a small layby just off the A17, providing easy access to both the East and West. The property further benefits from Oil Central Heating, Fully Owned Solar Panels with a 3.6kw Battery, and Double Glazing to the full accommodation which comprises Porch leading to Entrance Hall, Play Room, Study, Lounge, Utility/Downstairs Shower Room, 22'5" Dining Kitchen, Sun Room, Three Bedrooms, Balcony and Ensuite Bathroom to the Master, and Family Bathroom. Outside the extensive gardens offer a large, fully enclosed space with lawned area with a variety of feature areas, large entertaining Patio area, Ample Off Road Parking, and Detached Garage. Viewing is an absolute must to fully appreciate everything this versatile and spacious home has to offer.

Directions:

Travelling from Sleaford on the A17, proceed past the village of Heckington and into East Heckington where the property is located in the right-hand side layby as identified by our 'For Sale' board.

Double glazed composite entrance door provides access to the porch having tiled floor, radiator, and timber glazed door providing access to the:

Entrance Hall:

Having store cupboard housing the solar panel meters and controls, smoke alarm, coved ceiling, and radiator.

Utility/Shower Room: 1.75m (5'9") x 1.47m (4'10")

Having close coupled w.c, vanity hand washbasin with mixer tap, shower tray with plumbing for mains fed shower, plumbing for washing machine, and radiator.

**Dining Kitchen: 4.29m (14'1") x 6.83m (22'5")**

Having matching wall and base units with worktop over, 1 1/2 ceramic inset drainer sink with mixer tap, single electric oven, four ring induction hob with concealed extractor over, breakfast bar, tiled splashbacks, space for American fridge freezer, pan draws, large multi-fuel burner to dining area, coved ceiling, and opening to Sun Room.



Sun Room: 5.54m (18'2") x 2.97m (9'9")

Having wall light point, radiator, and French doors to the rear garden.



Play Room:

Having coved ceiling, rear entrance door, and radiator.



Study: 2.64m (8'8") x 1.60m (5'3")

Having coved ceiling, LAN port, and radiator.

Lounge: 4.11m (13'6") x 6.15m (20'2")

Having radiator and French doors to the rear garden.



Stairs from the dining kitchen provide access to the First Floor Landing having smoke alarm.

Bedroom 1: 5.54m (18'2") x 4.72m (15'6")

Having an extensive range of built-in wardrobes, loft access, ceiling downlighters, radiator, and French doors providing access to the balcony.



Balcony: 3.73m (12'3") x 2.95m (9'8")

Having wrought iron railings and artificial lawn.



Ensuite: 2.67m (8'9") x 1.75m (5'9")

Having close coupled w.c, vanity hand washbasin with mixer tap, walk-in double shower cubicle mains fed rainfall shower, tiled splashback, ceiling downlighters, and chrome towel radiator.



Bedroom 2: 3.25m (10'8") x 3.20m (10'6")

Having built-in store cupboard, fitted double wardrobe, and radiator.



Bedroom 3: 2.21m (7'3") x 3.48m (11'5") max

Having built-in store cupboard, and radiator.



Bathroom: 1.85m (6'1") x 2.51m (8'3")

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains shower over, decorative panelling, and radiator.



Outside:

*Wrought iron gates provide access to the block paved drive which provides off road parking for several vehicles and approaches the **Detached Garage 3.73m (12'3") x 7.92m (26'0")** having new roof replaced in 2020, manual up and over door, power, lighting, and personnel door to the rear garden. A gravelled area houses the oil tank. Steps from the drive lead to a path which in turn provides access to the rear garden which is South facing, laid to patio for ease of maintenance and provides a large entertaining space with external lighting and power. The side gardens are laid mostly to lawn with a block pave path leading to the side raised area which is also laid to lawn with a variety of young fruit trees. A separated area provides several raised beds for planting. A summer house and large timber shed are included, and a cold water tap is fitted.*





Agents Notes:

We are informed by the Vendors the solar panels are owned outright.

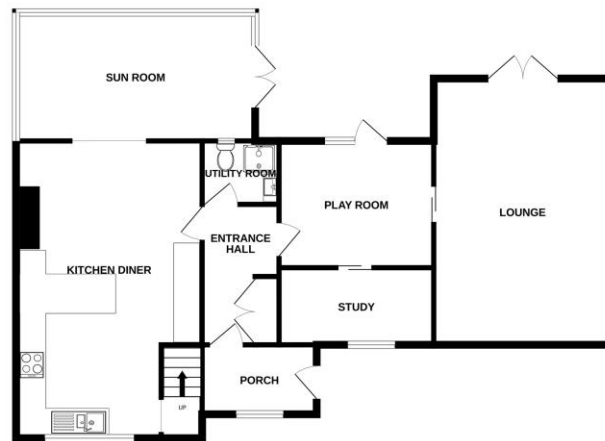
The garage roof and conservatory roof were replaced in 2020 with a 10 year guarantee.

The property is on its own bio efficient treatment system.

Council Tax Band: D

North Kesteven District Council annual charge £2231.41

GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.

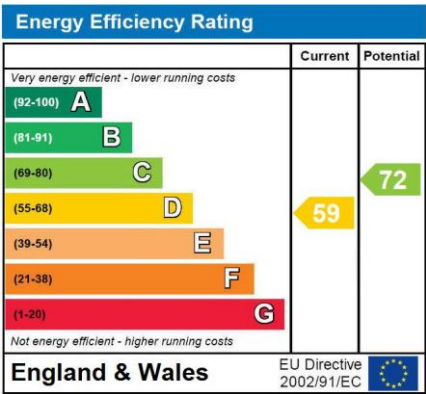


1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1704 sq.ft. (158.3 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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Reference 16/7/25

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