

**OAK WAY
HECKINGTON NG34 9FG**



£430,000

Tucked away at the end of a private drive shared with only a few other bungalows and at the end of one of the most desirable roads in the village, a Three Bedroom Detached Bungalow with views over open fields. The property has been well maintained by its current owners and benefits from Gas Central Heating and Double Glazing, and the spacious accommodation comprises Entrance Hall, Kitchen Diner, Utility Room, 'L' Shaped Lounge, Three Double Bedrooms with En-Suite to the master bedroom, and Shower Room. Outside a block paved drive provides parking and there is a Double Garage. The rear garden is fully enclosed and forms a private retreat and to fully appreciate the spacious accommodation on offer together with its tranquil setting, early viewing is recommended.

Directions:

Travelling from Sleaford on the A17 towards Boston, take the first turning on the right and enter the village of Heckington. Proceed into the village and take the first turning on the left into Oak Way. Follow the road as it continues into the block paved area and bear right where the property is located straight ahead to the right as indicated by our 'For Sale' board.

A composite double glazed entrance door provides access to the **Entrance Hall** having airing cupboard, loft access, tiled floor and radiator.

Cloakroom:

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

Kitchen: 4.80m (15'9") x 3.71m (12'2")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap and a range of built-in appliances including an eye level double oven, four ring gas hob with stainless steel cooker hood over, fridge freezer and dishwasher. The remainder of the kitchen features a tiled floor, ceiling downlighters, smoke alarm and radiator.



Utility Room: 2.54m (8'4") x 1.73m (5'8")

Having base units and worktop to match kitchen, single drainer inset sink with mixer tap, space and plumbing for washing machine, space for condensing tumble dryer, extractor fan, tiled floor, radiator and side entrance door.



Lounge: 5.59m (18'4") x 4.09m (13'5") max

Having tiled floor, two radiators and French doors providing access to the rear garden.



Bedroom 1: 3.56m (11'8") x 3.25m (10'8") max

Having built-in bedroom furniture including two double built-in wardrobes and radiator.



En-Suite:

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



Bedroom 2: 3.56m (11'8") x 3.07m (10'1") max

Having two double built-in wardrobes and radiator.



Bedroom 3: 3.28m (10'9") x 2.62m (8'7")

Having tiled floor and radiator.



Shower Room: 3.07m (10'1") x 2.34m (7'8") max

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



Outside:

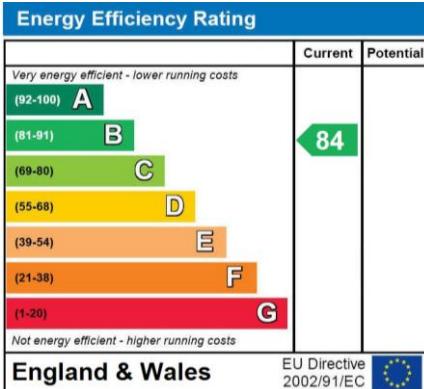
A block paved drive provides **Off Road Parking** for two vehicles and approaches the **Integral Double Garage 5.66m (18'7") x 5.54m (18'2")** having two manual up and over doors, power and lighting, loft storage and wall mounted gas central heating boiler. The remainder of the front garden is laid to gravel for ease of maintenance, and a timber gate provides access to the **Rear Garden** which is laid mostly to lawn with decorative and well stocked borders, a timber shed, **Summer House**, patio and further side patio, all enclosed by timber fencing. A cold water tap is fitted.



Rear Garden

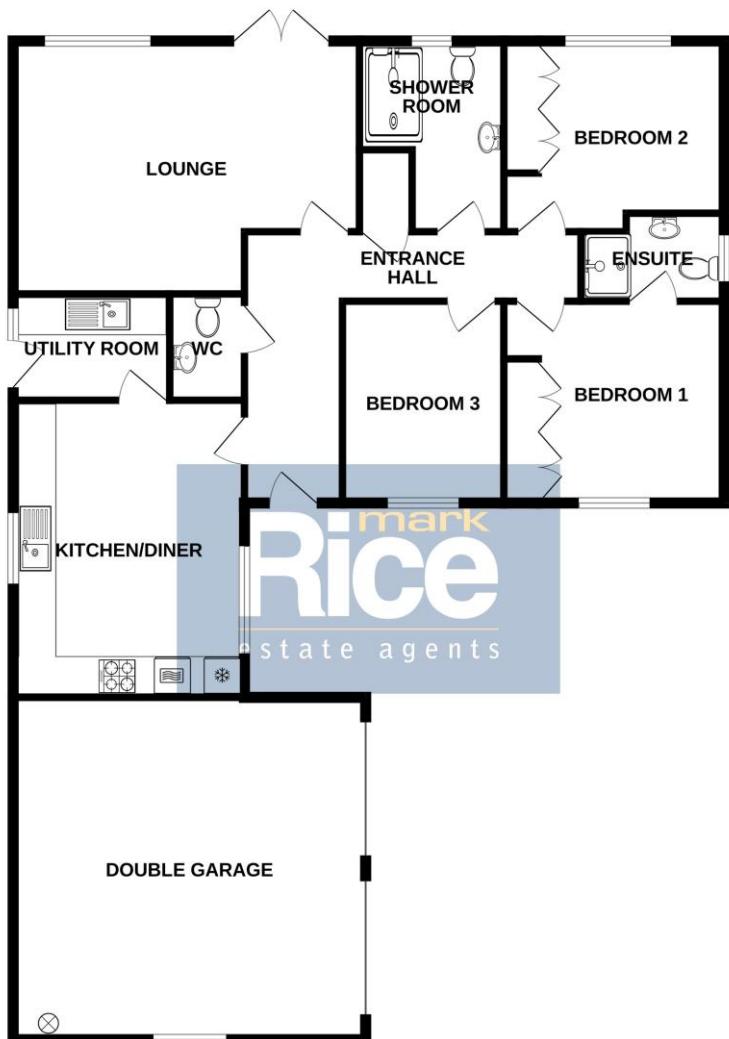


View



Council Tax Band D.

GROUND FLOOR
1389 sq.ft. (129.0 sq.m.) approx.



TOTAL FLOOR AREA: 1389 sq.ft. (129.0 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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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 04/02/26

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