

***KYME ROAD,
HECKINGTON, NG34 9RS***



£120,000

A delightful One Bedroom Cottage located close to the centre of this particularly popular village and its amenities and offered to the market with No Forward Chain. The property benefits from Gas Central Heating and Double Glazing and the accommodation comprises Entrance Hall, Lounge, Kitchen, Bedroom, Bathroom and Two Outbuildings. The Rear Garden is deceptively spacious, fully enclosed and particularly private with a yard area and steps leading to the main lawn area.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right toward the village of Heckington and enter Sleaford Road. Proceed into the High Street and at the village green turn left into Church Street and follow the road as it bears to the right into Cameron Street. Follow this road as it bears to the left into Vicarage Road and turn right into Kyme Road where the property is located on the right hand side as indicated by our 'For Sale' board.

A composite entrance door provides access to the Entrance Lobby having smoke alarm and radiator.

Lounge: 3.73m (12'3") x 3.35m (11'0")
Having electric fire with surround and radiator.

Kitchen: 4.39m (14'5") x 2.36m (7'9")
Having base units with worktop over, single drainer inset sink with pillar taps, integrated electric oven, inset four ring electric hob, space and plumbing for washing machine, wall mounted Baxi boiler, understairs store cupboard, radiator and rear entrance door.

Stairs from the entrance lobby provide access to the first floor landing.

Bedroom 1: 3.73m (12'3") x 3.30m (10'10")
Having over stairs store cupboard and radiator.

Bathroom: 4.37m (14'4") x 2.34m (7'8")
Having close coupled w.c, pedestal hand washbasin with pillar taps, corner bath with mixer tap and shower attachment, tiled splashbacks and radiator.

Outside:

There is a yard area with Two Outbuildings:

Coal Shed - 2.01m (6'7") x 1.85m (6'1")

Further Outbuilding - 2.01m (6'7") x 1.85m (6'1") with a separate W.C having low level w.c.

Steps provide access to the garden area which is laid mostly to lawn with decorative borders and concrete path, all fully enclosed by timber fencing.

Council Tax Band A.



Lounge



Kitchen



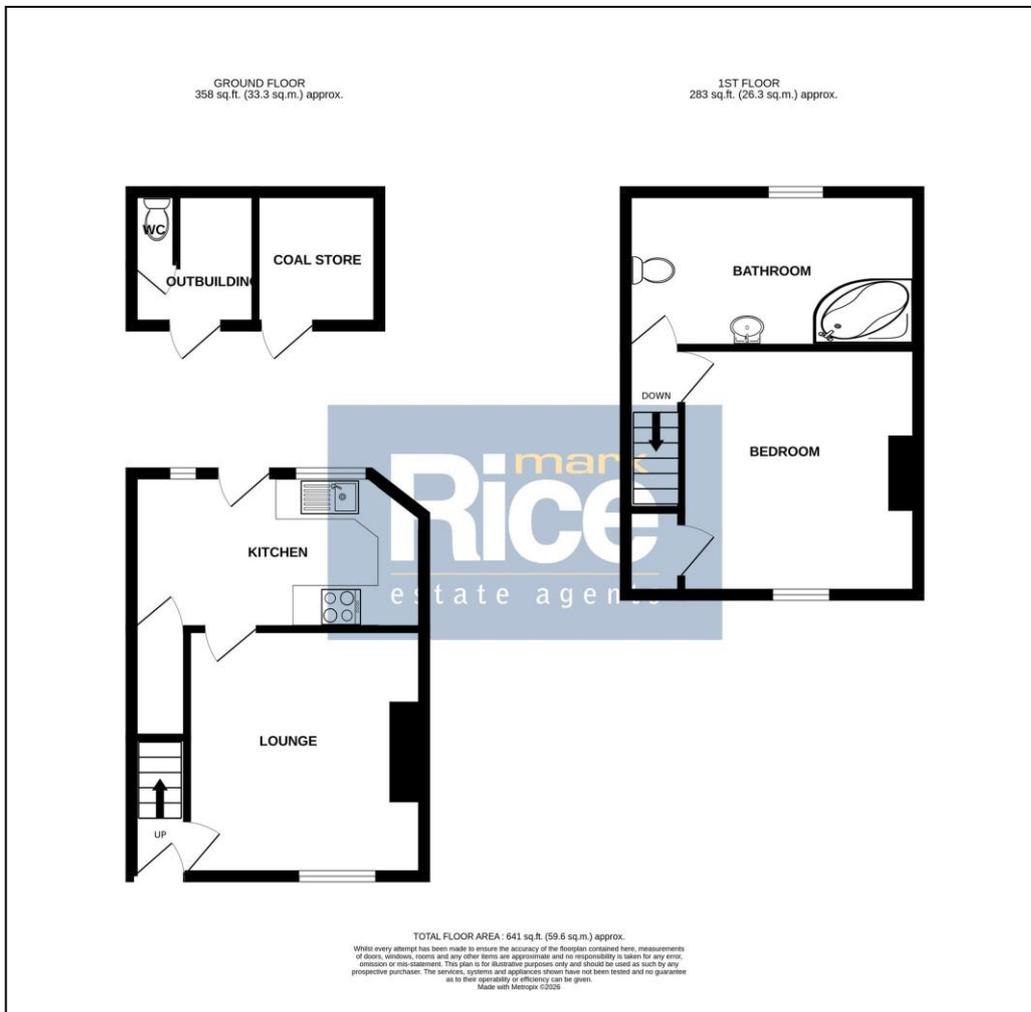
Bedroom



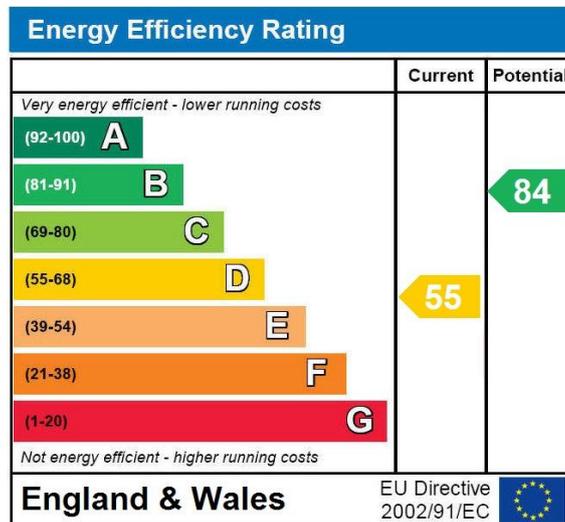
Bathroom



Rear Garden



Outbuildings



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 02/03/2/26

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