Spire View, Boston Road, Heckington

, Lincolnshire, NG34 9JD

£290,000

NEWTONFALLOWELL

PLOT 54. The RUSKINGTON . A THREE BEDROOM detached bungalow with a FULLY TILED WET ROOM, ENSUITE SHOWER ROOM, BUILT IN WARDROBES and SINGLE GARAGE. Spire View at Heckington is an exciting new development of 2 and 3 bedroom houses and bungalows built by WILCOX HOMES. This prestigious development offers a wonderful opportunity to acquire a high quality dwelling which is built with modern facilities including underfloor heating, high spec German made kitchens with fitted BOSCH appliances. The overall finish is to a very high standard. A selection of the properties have unspoilt views over the famous show ground which still enjoys the annual popular event. This development makes the perfect location for you to enjoy the charm and tranquillity of rural Lincolnshire at its very best.

Each home is thoughtfully designed and is in keeping with the surrounding area. The houses offer generous size accommodation with the three bedroom design offering an ensuite shower room. A selection of the houses will enjoy a Juliet balcony overlooking the show ground. The larger bungalows will offer an open plan living area, which is the perfect light-filled area to relax, eat and entertain with Bi-Fold doors opening on to the garden to maximise an indoor/outdoor feeling to enjoy those summer evenings, a large fully tiled wet room and built in wardrobes to the master bedroom.

The builder will offer you a helping hand of £200 if you use their preferred legal services, a tried and tested partner who will help your move go smoothly.

Doors
Front doors are modern style composite thermal front door with stainless steel hardware.
Internal doors are a modern style oak effect door with chrome lever handles

Windows
UPVC A rated sound proof windows in cream finish.
UPVC Grey Bi-fold doors

Kitchens
Stylish German Kitchens with a choice of gloss or matt finish and a choice of worksurface with 100mm upstand all from a pre-selected range, including quality BOSCH appliances (oven, hob, hood, 70/30 fridge freezer, dishwasher and washing machine **subject to design**)

Bathroom
Stylish white sanitary ware and vanity units with chrome fittings
Fitted shower screens.
All bathrooms and en-suites to have a choice of ceramic wall tiles from a pre-selected range.

Heating
Programmable underfloor heating to ground floor, radiators to first floor, with digital thermostat controls
Worcester Bosch combination boiler

Electrical & Lighting
The option to choose where your electrical points/TV points are located will be available if reserved at an early stage.
Recessed lights in all kitchen and bathrooms/ensuite
Satin chrome sockets and switches to the Kitchen
Lighting and power to the garage (where garage is applicable)
TV points to the lounge.
Outside light and loft light

Flooring
All rooms come with either tiles, carpets or vinyl an optional range available from a local flooring specialist.

Paths & Driveways
Block Paved driveway
Patios to be Bradstone buff paving.

Landscaping
Gardens are turfed or seeded with shed base available as an extra.
All gardens enclosed by close boarded fencing
Each property has an outside tap.

Warranty
Each property will benefit from a ten year Ward & Cole warranty on completion.

OPEN PLAN LIVING KITCHEN
24'6 x 15'10 (7.47m x 4.83m)

UTILITY ROOM
9'0 x 5'7 (2.74m x 1.70m)

MASTER BEDROOM
14'2 x 10'10 (4.32m x 3.30m)
Built in Double Wardrobes

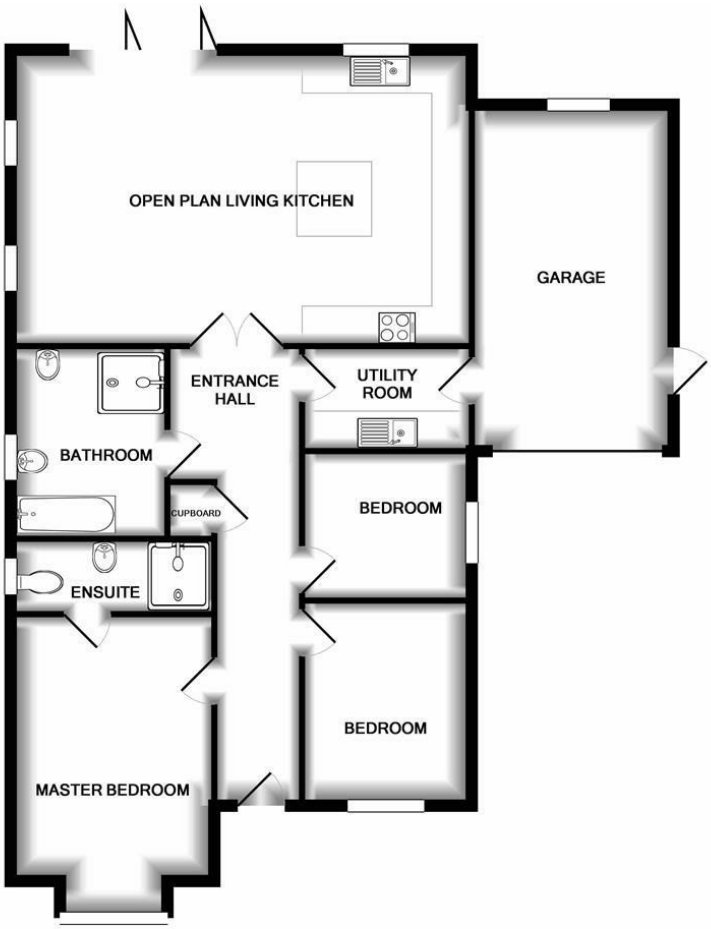
ENSUITE SHOWER ROOM
10'10 x 4'1 (3.30m x 1.24m)

BEDROOM 2
10'10 x 9'0 (3.30m x 2.74m)

BEDROOM 3
9'0 x 7'11 (2.74m x 2.41m)

WET ROOM
10'2 x 8'4 (3.10m x 2.54m)
Comprising WC, Hand basin and Walk in Shower Area.

SINGLE GARAGE
18'7 x 10'9 (5.66m x 3.28m)



RUSKINGTON, SPIRE VIEW, BOSTON ROAD, HECKINGTON, NG34 9JD
TOTAL APPROX. FLOOR AREA 1240 SQ.FT. (115.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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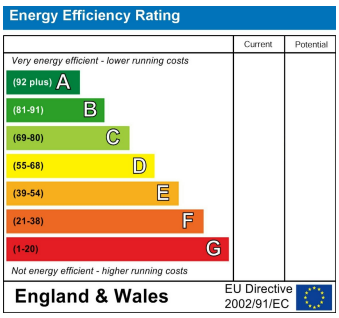

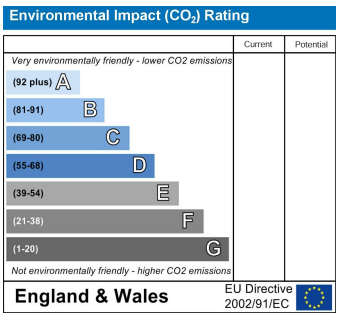

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