



Sleaford Road, Heckington Sleaford NG34 9QW

welcome to

Sleaford Road, Heckington Sleaford

A modern detached home in the popular village of Heckington offering spacious living throughout. Features include a gravelled driveway, integral garage, low-maintenance rear garden, stylish kitchen diner with patio doors, utility room, ensuite and underfloor heating downstairs.



Entrance Hall

Having slate effect tiled flooring.

Lounge

There is a TV point, wood flooring, underfloor heating and bay window to the front.

Kitchen Diner

Fitted with a range of wall and base units with work surfacing over, sink, double oven, induction hob, integrated dishwasher, integrated fridge freezer, breakfast bar, underfloor heating, patio doors to the rear and window to the rear.

Utility

Fitted with wall and base units with work surfacing over, sink, plumbing for washing machine, slate effect tiled flooring, underfloor heating and door to the rear.

Cloakroom

Fitted with a wash hand basin, WC, slate effect tiled flooring, underfloor heating, extractor and window to the front.

First Floor Landing

Having a radiator, access to the loft and window to the front.

Bedroom One

There is a built-in double wardrobe, radiator and window to the rear.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, tiled flooring and window to the side.

Bedroom Two

Having a built-in wardrobe, radiator and window to the front.

Bedroom Three

There is a radiator and window to the rear.

Bedroom Four

Having a built-in double wardrobe, radiator and window to the front.

Bathroom

Fitted with a suite comprising of bath with shower over, wash hand basin, WC, heated towel rail, tiled flooring and window to the side.

Outside Front

To the front of the property there is a gravelled driveway.

Garage

Having an up and over door with power.

Rear Garden

The rear garden has an artificial lawn, patio and shed.

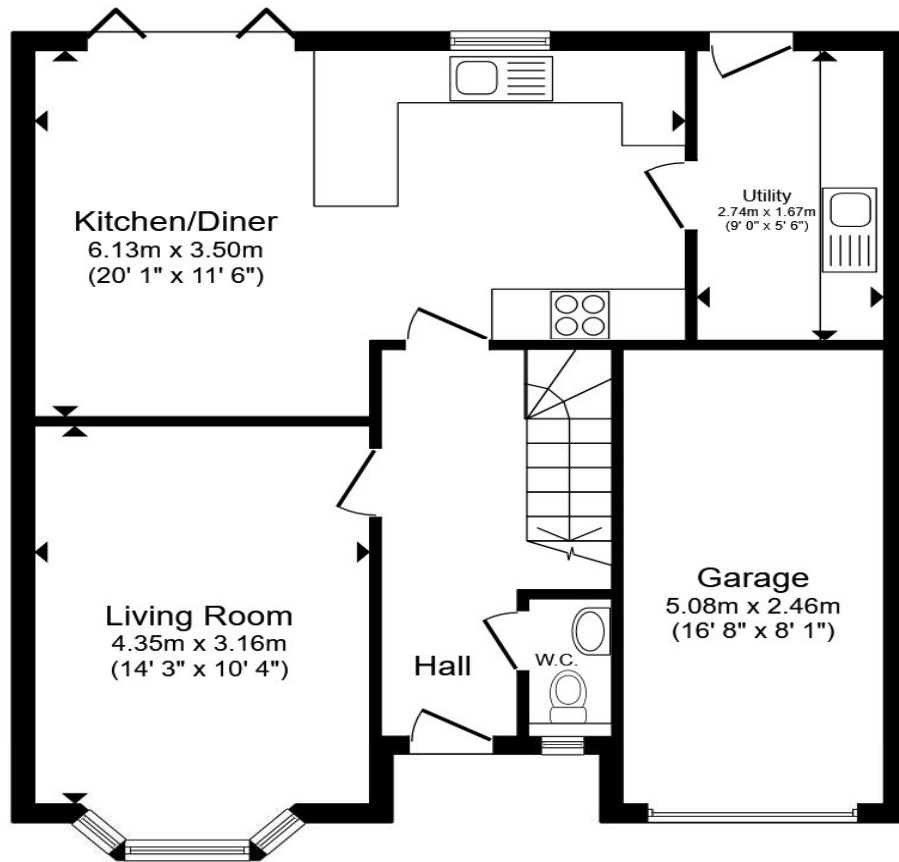
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

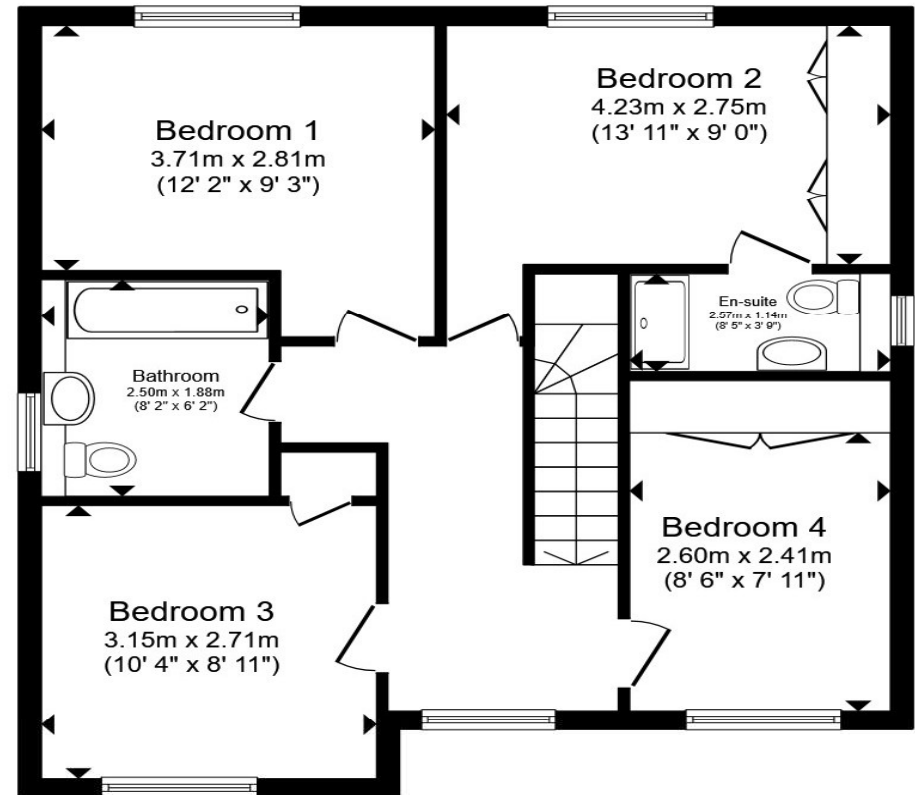


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Ground Floor



First Floor

Total floor area 133.5 m² (1,437 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Sleaford Road, Heckington Sleaford

- Sought after village location
- Four good sized bedrooms
- Underfloor heating throughout downstairs
- Gravelled driveway and integral garage
- Beautiful family home

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH113243 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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