

***SLEAFORD ROAD,
HECKINGTON, NG34 9QW***



£325,000

A spacious and upgraded Two Bedroom Detached Bungalow located on the fringe of this popular village on a non estate setting and offered to the market with No Forward Chain. The property is situated on a larger than average plot offering private front and rear gardens and there is Ample Parking to the rear with a Detached Single Garage which has been partly converted. The property has undergone a scheme of improvements to now offer an open and spacious home which further benefits from Gas Central Heating and Double Glazing. The full accommodation comprises 25'10 x 22'7 Living Kitchen, Utility Room, Inner Hall, Two Double Bedrooms, Sun Room and Shower Room. Outside a drive leads to the rear of the property and there are further gardens to the front and rear offering a particularly private retreat. To fully appreciate the spacious accommodation available together with its peaceful setting, early viewing is recommended.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right towards the village of Heckington into Sleaford Road. Upon entering the village the property is located on the left hand side.

A double glazed composite entrance door provides access to the:

Open Plan Living Kitchen: 7.87m (25'10") x 6.88m (22'7") Max Living Area:

Having ceiling downlighters and four radiators.

Kitchen Area:

Having a range of base units with worktop over, single drainer inset sink with mixer tap, integrated eye level electric oven, inset four ring induction hob with extractor hood over, breakfast bar, two pendant lights and plinth lighting.

Utility Room: 3.71m (12'2") x 1.73m (5'8")

Having base units with worktop over to match kitchen, two large store cupboards, space and plumbing for washing machine, space for condensing tumble dryer, ceiling downlighters and tall radiator.

Inner Hall:

Having smoke alarm ceiling downlighters, loft access and radiator.

Sun Room: 4.19m (13'9") x 3.25m (10'8")

Having French doors to front garden and radiator.

Bedroom 1: 4.47m (14'8") x 3.56m (11'8")

Having Inglenook fireplace with electric fire and radiator.

Bedroom 2: 3.56m (11'8") x 3.56m (11'8")

Having radiator.

Shower Room: 2.59m (8'6") x 2.49m (8'2")

Having close coupled w.c, his and her vanity hand washbasins with mixer taps, walk-in shower cubicle with mains fed rainfall style shower, LED back lit mirror, ceiling downlighters, extractor fan and radiator.

Outside:

A tandem drive from the front extends past the front garden to the rear of the property with a large block paved drive providing **Off Road Parking** for a number of vehicles. There is a **Single Detached Garage** which has been partly converted having composite entrance door, power, lighting and double glazed French doors to the front. The remainder of the front garden is laid to lawn with numerous mature hedges and shrubs and to the rear the garden is again laid mostly to lawn with a large patio area which is enclosed by a combination of mature hedging and timber fencing. The property has external lighting and a cold water tap is fitted.

Council Tax Band C.



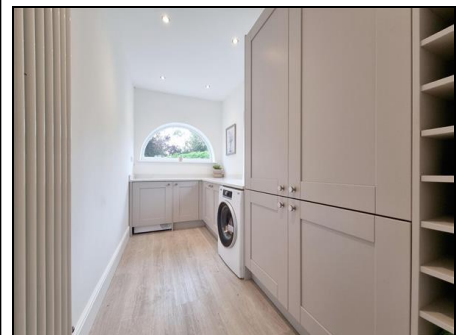
Living Area



Further Aspect



Kitchen Area



Utility Room



Sun Room

GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Bedroom 1



Bedroom 2



Shower Room



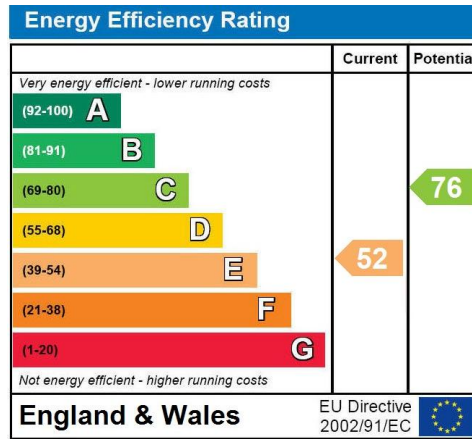
Rear Garden



Front Garden



Garage & Parking



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 04/12/2025

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