

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 101.0 sq. metres (1086.6 sq. feet)



48 Sleaford Road, Heckington, Lincolnshire, NG34 9QW

£235,000 Freehold

We are pleased to offer for sale this recently renovated Two Bedroom Detached bungalow, set back from the road in the popular and well served village of Heckington.

The property has been finished to a high specification, with the internal walls being replastered and redecorated, new flooring through, lovely oak vinear internal doors added, and a stunning newly fitted Kitchen with ample storage and worktop space.

TWO DOUBLE BEDROOMS | LARGE DRIVEWAY TO THE FRONT | NON OVERLOOKED REAR GARDEN | POPULAR VILLAGE LOCATION | CAR PORT AND TIMBER WORKSHOP | NEWLY FITTED KITCHEN | MODERN DECOR AND FLOORING THROUGHOUT | NEW OAK INTERNAL DOORS | 2ND BEDROOM COULD BE USED AS A DRESSING ROOM | A VIEWING IS HIGHLY ADVISED



ACCOMMODATION

Entrance Hall

Lounge - 13'10" x 12' (4.22m x 3.66m)

Kitchen/Breakfast - 13'6" x 11' (4.11m x 3.35m)

Conservatory - 13'6" x 9'3" (4.11m x 2.82m)

Bedroom 1 - 11'11" x 11'11" (3.63m x 3.63m)

Bedroom 2 - 11' x 9'5" (3.35m x 2.87m)

Bathroom

Carport

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

Outside, to the front of the property, there is a concrete driveway offering ample off street parking for up to four vehicles, as well as a large lawned area. There is also some hedging to the front aspect which adds a shield of privacy. The rear garden is a fantastic size, enclosed to all aspects and is non overlooked. There is a large paved patio area perfect for entertaining, situated next to the Conservatory.

The accommodation comprises of Entrance Hall, Lounge, Kitchen, Conservatory, Two Double Bedrooms and a Family Bathroom. There is also a large timber workshop/garage in the garden, which can be accessed via the driveway and car port.

Heckington is an extremely popular village with easy access to Sleaford, Lincoln & Boston via the A17, and offers a range of amenities within easy reach including shops, pubs/restaurant, railway station, and a reputable doctors surgery.

