

***EASTGATE,  
HECKINGTON, NG34 9RB***



***£175,000***

***A well presented and maintained Three Bedroom Victorian Semi Detached House located in the heart of the popular village of Heckington and within walking distance of its amenities. Benefits include Off Road Parking for two vehicles to the rear, Gas Central Heating and UPVC Double Glazing and the full accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Ground Floor Bathroom, Conservatory, Two Double Bedrooms with Jack and Jill En-Suite off and further Bedroom with built-in wardrobes. Outside the gardens are designed with low maintenance in mind and are East Facing. This property offers larger than average accommodation and viewing is highly recommended.***

**Location:**

Heckington is a popular village located off the A17, Sleaford to Boston road and has amenities to cater for most day to day needs including school, Doctor's surgery, chemist, Post Office, shops and banking facilities and good rail connections to Sleaford, Boston, Nottingham, Grantham and Lincoln.

**Directions:**

Travelling from Sleaford on the A17 towards Boston, turn right towards the village of Heckington and continue into Sleaford Road and into the High Street. Take the third left hand turn into Eastgate where the property is located on the right hand side as indicated by our 'For Sale' board.

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Part glazed double glazed door provides access to the **Entrance Hall**.

**Lounge: 3.58m (11'9") x 3.28m (10'9")**

Having working fireplace, bay window and radiator.

**Dining Room: 4.65m (15'3") x 3.89m (12'9")**

Having working fireplace with surround, storage cupboard and radiator.

**Kitchen: 4.19m (13'9") x 1.60m (5'3")**

Having range of matching wall and base units with worktop over, single drainer inset sink, space for gas cooker, extractor fan, radiator, space and plumbing for washing machine, space for under counter fridge and radiator.

**Bathroom:**

Having low level w.c, floating hand washbasin, panelled bath and radiator.

**Conservatory: 3.25m (10'8") x 2.79m (9'2")**

Having radiator and door to garden.

Stairs from the Dining Room provide access to the **First Floor Landing** having loft hatch.

**Bedroom 1: 4.67m (15'4") x 3.28m (10'9")**

Having feature fireplace and radiator. Door to:

**Jack & Jill En-Suite:**

Having low level w.c, pedestal hand washbasin, shower cubicle with electric unit, extractor fan, radiator and door to:

**Bedroom 2: 3.28m (10'9") x 2.97m (9'9")**

Having built-in wardrobes, feature fireplace and radiator.

**Bedroom 3: 4.04m (13'3") x 1.63m (5'4")**

Having three built-in wardrobes, one of which houses the combination boiler (which is approximately seven years old) and radiator.

**Outside:**

The **Rear Gardens** are predominantly East Facing and mainly laid to lawn with gravelled borders and enclosed by timber fencing. There is an



**Lounge**



**Dining Room**



**Kitchen**

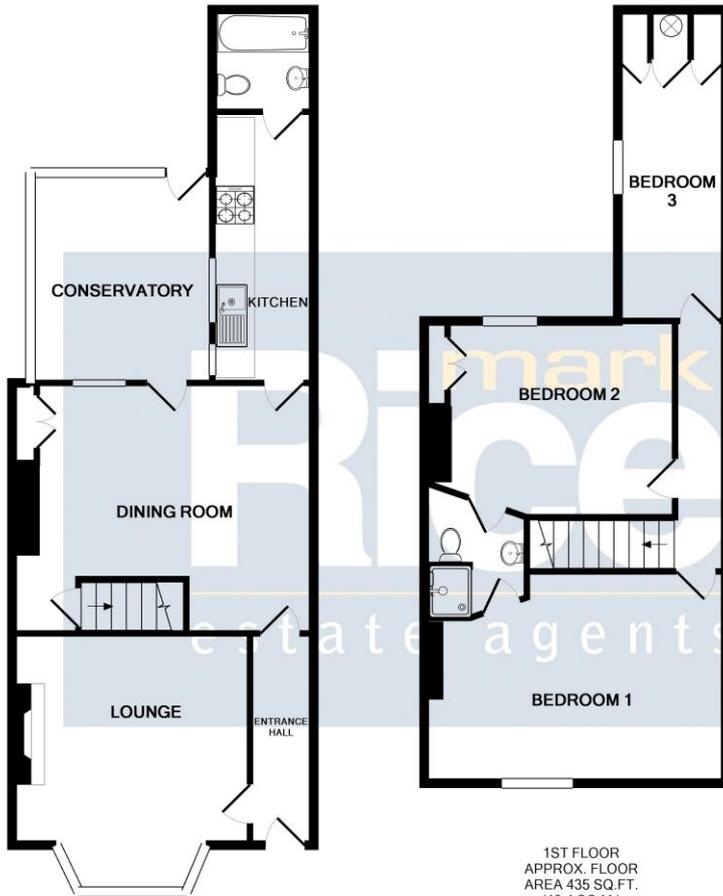


**Bathroom**



**Conservatory**

**Outbuilding measuring 1.52m (5'0") x 1.57m (5'2")** which has space for a fridge freezer and tumble drier. There is a **Shed** and **Log Store** and a gate provides access to the **Parking Area** at the rear.



GROUND FLOOR  
APPROX. FLOOR  
AREA 562 SQ.FT.  
(52.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 435 SQ.FT.  
(40.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.6 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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**Bedroom 1**



**Jack & Jill En-Suite**



**Bedroom 2**



**Bedroom 3**



**Rear Garden**



***Parking Area***

- Agents 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 16/4/19*

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