

***BARLEY CLOSE,  
HECKINGTON, NG34 9UZ***



***£285,000***

***An immaculately presented Four Bedroom Detached Family Home located within the ever popular village of Heckington having been extremely well maintained by the current owners. The property benefits from Gas Central Heating with a new Combination boiler being installed approximately 18 months ago, a Living Kitchen installed approximately one year ago, Double Glazing and enclosed and private Rear Gardens. The full accommodation comprises Entrance Hall, Lounge, Study, Open Plan Living Kitchen, Utility Room, Ground Floor Cloakroom, Four Spacious Bedrooms with En-Suite to the master bedroom and Family Bathroom. Early viewing is essential to avoid missing out on this beautiful family home.***

**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. Continue into Sleaford Road and take the first turning on the right into Mayflower Drive and turn right into Oatfield Way. Take the first turning on the left into Barley Close and the property is located on the left hand side as indicated by our 'For Sale' board.

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A double glazed door provides access to the **Entrance Hall** having coved ceiling, smoke alarm and radiator.

**Lounge: 4.39m (14'5") x 3.17m (10'5")**

Having gas fire with surround, coved ceiling and radiator.

**Study: 4.88m (16'0") x 2.49m (8'2")**

Having coved ceiling, radiator and storage cupboard.

**Living Kitchen: 6.17m (20'3") x 2.84m (9'4")**

Having a Howden kitchen installed approximately one year ago comprising a range of matching wall and base units with worktop over, breakfast bar, 1½ bowl composite sink with monobloc tap, integrated fridge freezer, integrated dishwasher, integrated eye level double oven, four ring electric induction hob with cooker hood over, pan drawer, space for wine chiller, tiled floor, LED spot lighting and kick board lighting. An open arch provides access to the Conservatory.

**Conservatory: 3.84m (12'7") x 2.84m (9'4")**

Having tiled floor and French doors to rear garden.

**Utility Room: 1.68m (5'6") x 1.45m (4'9")**

Having wall and base units to match kitchen, space and plumbing for automatic washing machine, space for tumble dryer, concealed wall mounted combination boiler, radiator, extractor fan and rear entrance door.

**Cloakroom:**

Having low level w.c, floating hand washbasin and extractor fan.

Stairs from the Entrance Hall provide access to the **First Floor Landing** having airing cupboard and loft access.

**Bedroom 1: 4.37m (14'4") x 3.10m (10'2")**

Having radiator and Sharpe's fitted wardrobes and storage units.



**Lounge**



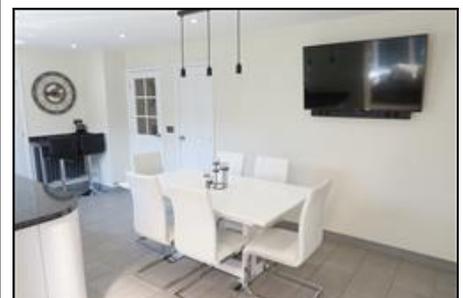
**Study**



**Living Kitchen**



**Further Aspect**



**Further Aspect**

**En-Suite:**

Being part tiled and having low level w.c, pedestal hand washbasin, shower cubicle with electric shower unit, extractor fan, coved ceiling and radiator.

**Bedroom 2: 3.48m (11'5") x 2.82m (9'3")**

Having dormer bay window, over stairs storage cupboard, coved ceiling and radiator.

**Bedroom 3: 2.77m (9'1") x 2.36m (7'9")**

Having coved ceiling and radiator.

**Bedroom 4: 2.34m (7'8") x 2.31m (7'7")**

Having radiator.

**Bathroom:**

Being half tiled and having low level w.c, pedestal hand washbasin, panelled bath with electric shower over, extractor fan, coved ceiling and radiator.

**Outside:**

A block paved drive to the front of the property provides Ample Parking with a well maintained lawn to the side and flowering borders and hedging. A side gate provides access to the Rear Garden which is predominantly West facing and enclosed by timber and bamboo fencing. The garden is mainly laid to lawn with two patio areas, a decking area, tall hedging to the rear creating a particularly private area, well stocked borders with decorative stones and a cold water tap is fitted.



**Further Kitchen Aspect**



**Conservatory**



**Utility Room**



**Bedroom 1**



**En-Suite**



**Bedroom 2**



**Bedroom 3**



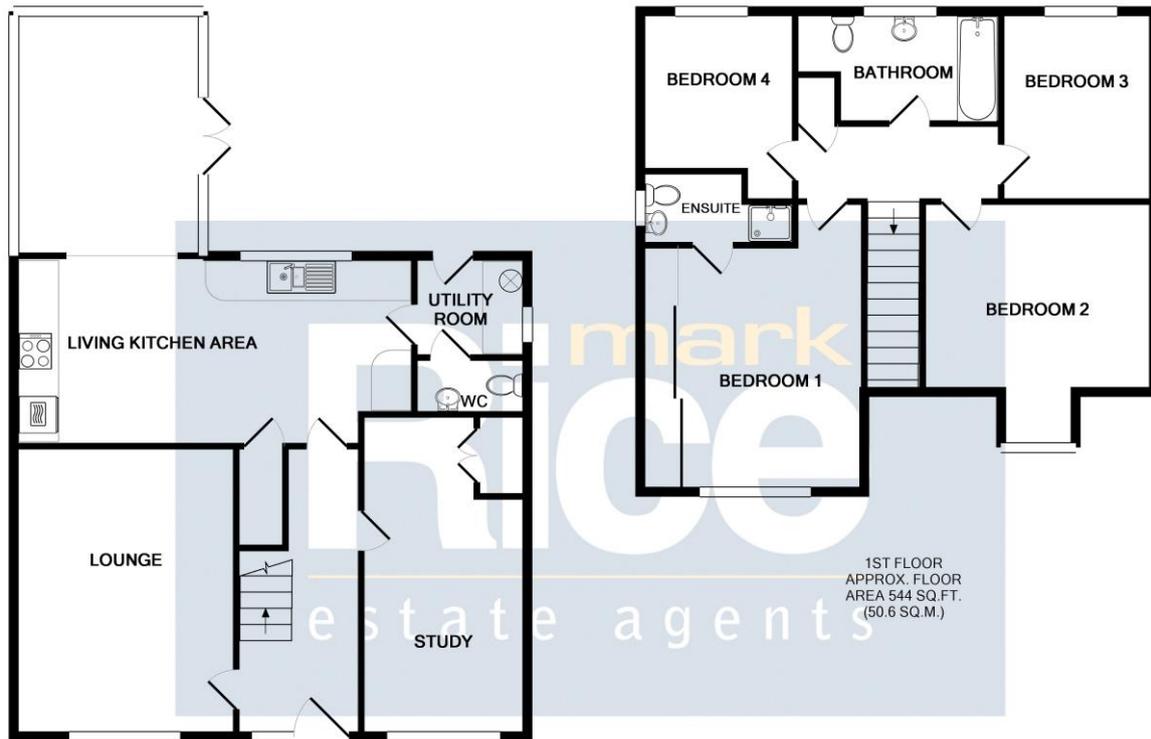
**Bedroom 4**



**Bathroom**



**Rear Garden**



GROUND FLOOR  
APPROX. FLOOR  
AREA 718 SQ.FT.  
(66.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 544 SQ.FT.  
(50.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1263 SQ.FT. (117.3 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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**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 14/5/19*

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

A virtual tour is available to view online at [www.markrice.co.uk](http://www.markrice.co.uk)