

***RICHARDS CLOSE,
HECKINGTON, NG34 9UE***



£174,000

Located within the popular village of Heckington with its many amenities and with the advantage of No Chain, a Two Bedroom Detached Bungalow with Ample Parking, Garage with Brick Store, Gas Central Heating, Double Glazing and uPVC Soffits and Facias. The bungalow is set within a small cul-de-sac and the full accommodation comprises Entrance Hall, Lounge, Dining Room, Two Bedrooms, Bathroom and Conservatory. Outside a drive provides more than Ample Parking and approaches the Detached Garage and the Enclosed Rear gardens have been designed with low maintenance in mind. The bungalow does require some upgrading however would provide a superb 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 and enter the village of Heckington. Take the second turning on the left into Pottesgrave Way and Richards Close is the first cul-de-sac on the left hand side. The property is indicated by our 'For Sale' board.

Double glazed door provides access to the Hall having loft access, airing cupboard, radiator and dado rail.

Lounge: 3.94m (12'11") x 3.33m (10'11")

Having bay window, double radiator, gas point, three wall light points and French doors providing access to the:

Dining Room: 2.59m (8'6") x 2.36m (7'9")

Having radiator and further door to hall.

Kitchen: 3.56m (11'8") x 2.41m (7'11")

Having wall and base units, worktop, tiled splashbacks, cooker hood, space for cooker, wall mounted boiler, inset sink, plumbing for automatic washing machine, double radiator. A double glazed door provides access to the:

Conservatory: 3.66m (12'0") x 2.21m (7'3")

Having wall light point and door to garden.

Bedroom 1: 3.35m (11'0") x 3.05m (10'0")

Having radiator.

Bedroom 2: 3.00m (9'10") x 2.46m (8'1")

Having radiator, dado rail and wood panelling to wall.

Bathroom:

Having bath with mixer tap, low level w.c, pedestal hand washbasin, radiator, tiled splashbacks and electric shower unit.

Outside:

The front and side gardens are paved and gravelled for ease of maintenance and a gravelled drive continues from the front of the property to the side to provide further parking and approach the **Detached Garage 5.03m (16'6") x 2.62m (8'7")** having up and over door and light and power points. Attached to the garage is a **Brick Store 2.70m (8' 10") x 1.70m (5' 7")** with power. The Enclosed Rear Gardens have a patio area, lawn, gravelled borders, Shed and a cold water tap is fitted.



Lounge



Dining Room



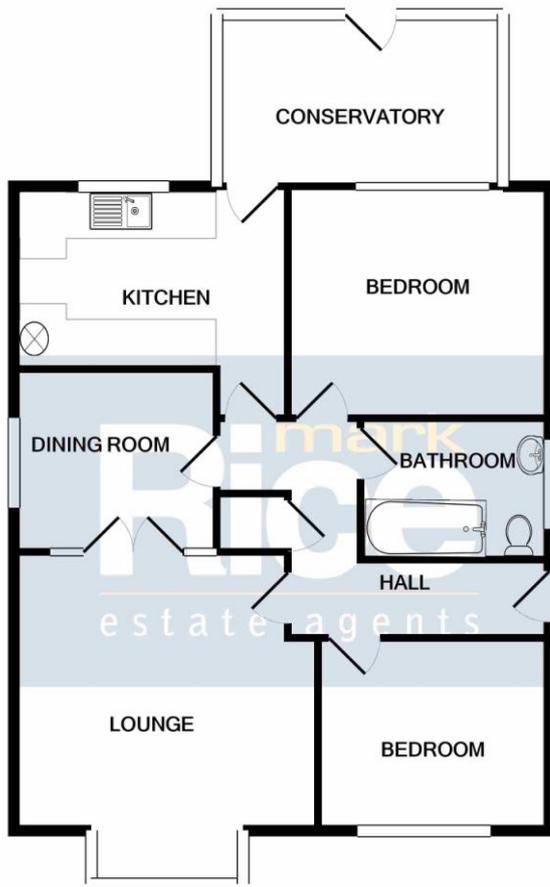
Kitchen



Conservatory



Bedroom 1



TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 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 2



Bathroom



Rear Garden



Further Aspect

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 15/12/2020

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