

DRAFT

***POTESGRAVE WAY,
HECKINGTON, NG34 9UD***



£185,000

Located within walking distance of the village centre and its many amenities, a well presented Two Bedroom Detached Bungalow with more than Ample Parking, Garage, Private Rear Gardens and the advantage of No Forward Chain. The property is located in this popular residential area convenient for the Doctor's surgery and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Lounge with arch to Dining Room, Kitchen, Two Double Bedrooms, Bathroom and Lean-To Conservatory. Early viewing of this property 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. Once in the village take the first turning on the left into Potesgrave Way and the property is located on the right hand side as indicated by our 'For Sale' board.

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

Lounge: 3.96m (13'0") x 3.63m (11'11")

Having double radiator, box bay window and coved ceiling. An arch provides access to the:

Dining Room: 2.59m (8'6") x 2.39m (7'10")

Having radiator.

Kitchen: 3.56m (11'8") x 2.39m (7'10") extending to 2.95m (9'8")

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

Lean-To Conservatory: 3.10m (10'2") x 2.36m (7'9")

Having a cold water tap and sliding doors to garden.

Bedroom 1: 3.35m (11'0") x 2.95m (9'8")

Having radiator.

Bedroom 2: 2.95m (9'8") x 2.46m (8'1")

Having radiator.

Bathroom:

Being half tiled and having bath with mixer tap, low level w.c, pedestal hand washbasin with mixer tap and radiator.

Outside:

The gardens to the front of the property are laid mostly to lawn and a long drive provides **Ample Parking** and continues alongside the bungalow to the **Detached Garage 4.93m (16'2") x 2.62m (8'7")** having up and over door and light and power points. The **Rear Gardens** are laid to lawn with borders, pond and there is a Shed to the rear of the garage.



Lounge



Dining Room



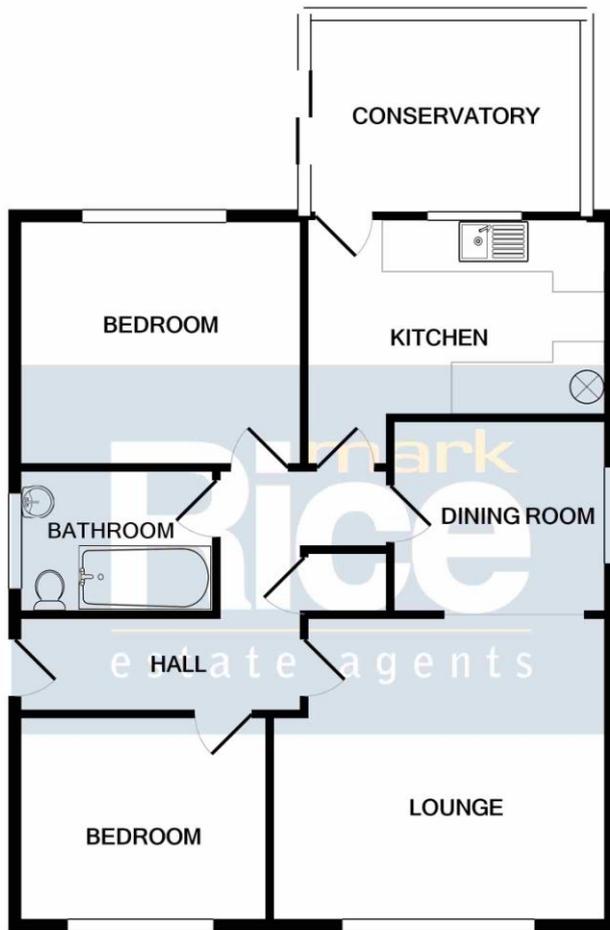
Kitchen



Lean-To Conservatory



Bedroom 1



TOTAL APPROX. FLOOR AREA 701 SQ.FT. (65.1 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 21/4/21

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