

***ALLISON ROAD,
HECKINGTON, NG34 9UG***



£220,000

Located within a quiet cul-de-sac in this popular village and with the benefit of being offered with No Forward Chain a Three Bedroom Detached Bungalow offering Ample Parking and a Generous Corner Plot Garden. The property has been well maintained and whilst it would benefit from some cosmetic updating, offers good sized accommodation throughout. Benefits include Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Kitchen, Lounge, Three Good Sized Bedrooms with Conservatory off the master bedroom and Shower Room. Early viewing is strongly 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 second turning on the left into Potesgrave Way and take the third turning on the right into Allison Road where the property is located towards the head of the cul-de-sac as indicated by our 'For Sale' board.

Part glazed double glazed door provides access to the **Entrance Hall** having smoke alarm, loft access, radiator and airing cupboard.

Lounge: 4.34m (14'3") x 3.58m (11'9")

Having gas fire with surround, triple glazed bay window, coved ceiling and radiator.

Kitchen: 2.97m (9'9") x 2.82m (9'3")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with monobloc tap, free standing electric cooker and hob, under counter fridge and freezer, washing machine, tiled splashbacks, wall mounted central heating boiler and radiator.

The white goods are included within the sale.

Bedroom 1: 3.58m (11'9") x 3.12m (10'3")

Having radiator and patio doors to the:

Conservatory: 2.87m (9'5") x 2.95m (9'8")

Having tiled floor and French doors to rear garden.

Bedroom 2: 3.12m (10'3") x 2.97m (9'9") narrowing to 2.64m (8'8")

Having radiator.

Bedroom 3: 2.34m (7'8") x 1.98m (6'6")

Having radiator.

Shower Room:

Being half tiled and having low level w.c, pedestal hand washbasin, double shower cubicle with mains fed shower and radiator.

Outside:

A gravelled drive provides **Parking** whilst the remainder of the front gardens have hedging and shrubs. The driveway continues to the **Single Detached Garage 4.98m (16'4") x 2.57m (8'5")** having electric door, power and lighting. A timber gate provides access to the **Rear Garden** which is fully enclosed by timber fencing and mainly laid to lawn with mature shrubs, patio area and a water butt is installed.



Lounge



Kitchen



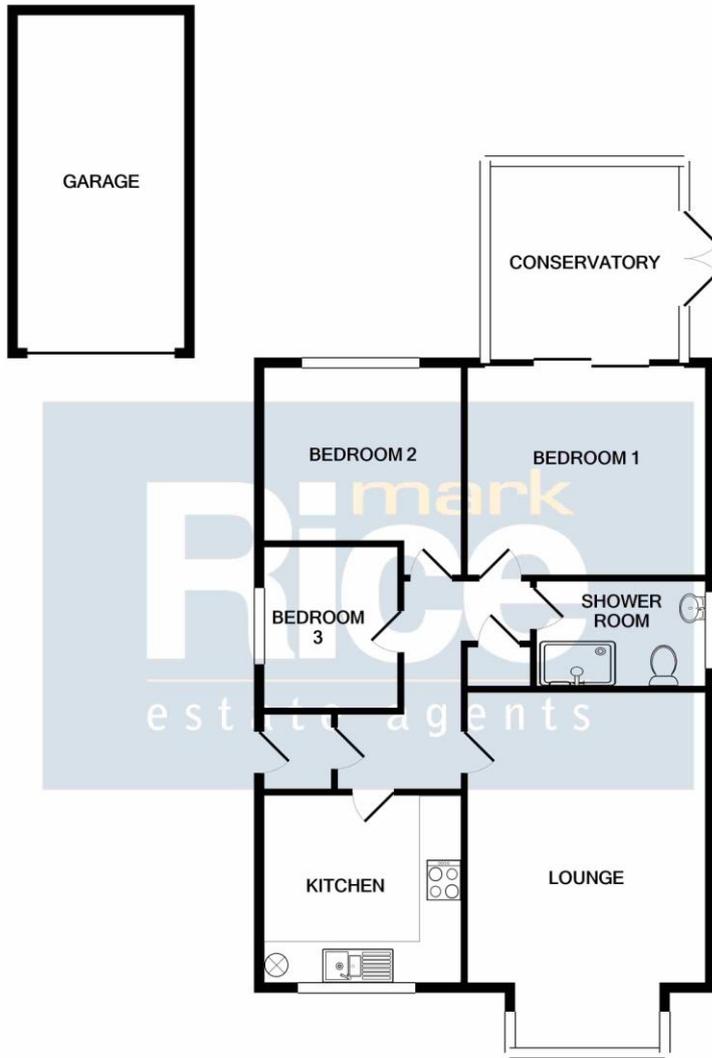
Bedroom 1



Conservatory



Bedroom 2



Bedroom 3



Shower Room



Rear Garden



Further Aspect

TOTAL APPROX. FLOOR AREA 892 SQ.FT. (82.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	71	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

- 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 21/7/2021

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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