

***BANKS LANE,
HECKINGTON, NG34 9QY***



£225,000

Located within walking distance of the village centre and its many amenities, a Three Bedroom Detached House located in this 'No Through Road' location and in a non estate setting. The property requires some updating, however provides good sized accommodation comprising Hall, 18' x 11'9 Lounge, 18' 'L' Shaped Lounge Diner, 16' Sun Room, Three Bedrooms and Bathroom. There is an enclosed garden to the side of the property with Parking and a Workshop. The property is offered with No Forward Chain and benefits from Double Glazing and Gas Central Heating. This would be an ideal project and early viewing is recommended to appreciate the location of this property.

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 left towards the village of Heckington. Once in the village upon reaching The Green, turn right into Banks Lane and the property is located on the left hand side as indicated by our 'For Sale' board.

Entrance door provides access to the Hall having radiator.

Dining Kitchen: 5.56m (18'3") x 4.93m (16'2") narrowing to 3.12m (10'3")

Being 'L' shaped and having wall and base units, worktop, electric hob, cooker hood, built-in oven, dishwasher, washing machine, larder unit, double glazed door, tiled splashbacks, inset sink with monobloc tap and radiator.

Sun Room: 4.88m (16'0") x 2.92m (9'7")

Having wall mounted gas fire and door to garden.

Lounge: 5.49m (18'0") x 3.58m (11'9")

Having living flame effect gas fire with surround, four wall light points and double radiator.

Stairs from the hall provide access to the First Floor Landing having loft access

Bedroom 1: 3.86m (12'8") x 3.40m (11'2")

Having radiator, two built-in double wardrobes with overhead lockers, worktop and coved ceiling.

Bedroom 2: 3.68m (12'1") x 3.25m (10'8")

Having radiator, corner robe, two double wardrobes, three x three drawer chest of drawers and walk-in cupboard.

Bedroom 3: 2.90m (9'6") x 2.06m (6'9")

Having radiator.

Bathroom:

Being fully tiled and having vanity hand washbasin, bath with mains fed shower over (not working), low level w.c, and radiator.

Rear Garden:

There is a shared drive to the side of the property which provides access to the **Parking** area to the rear of the house with a covered storage area. This also provides access to the **Workshop 4.60m (15'1") x 2.59m (8'6")** having sliding door and light and power points. A gate provides access to the **Garden** with gravelled areas, rockery, pond and barbecue area.



Dining Kitchen



Further Aspect



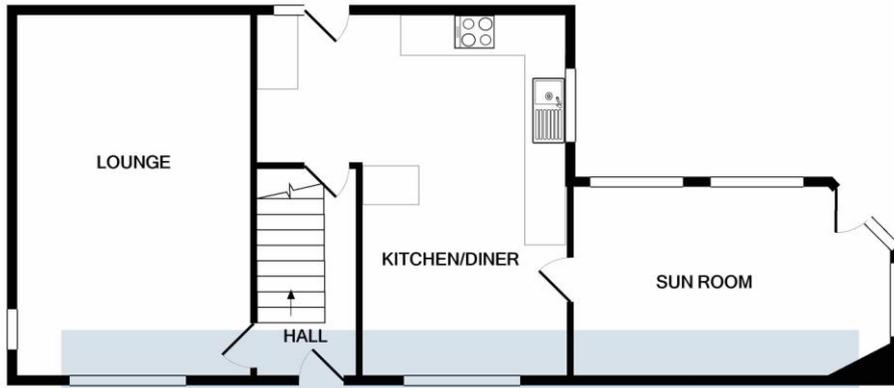
Sun Room



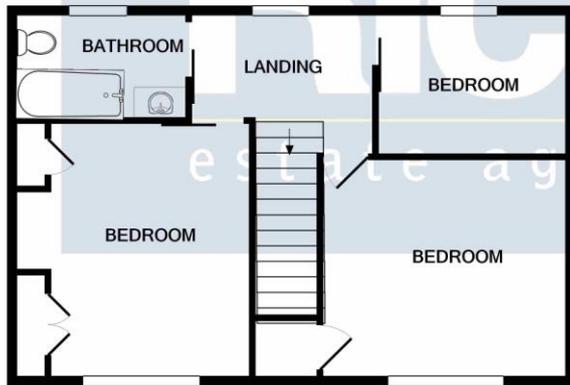
Lounge



Bedroom 1



GROUND FLOOR
APPROX. FLOOR
AREA 635 SQ.FT.
(59.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1125 SQ.FT. (104.5 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



Bedroom 3



Bathroom



Rear Garden



Further Aspect



Covered storage and Workshop

- 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 21/2/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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