

**DRAFT**

***LATIMER GARDENS,  
HECKINGTON, NG34 9TD***



**£365,000**

***A well presented Four Bedroom Detached Family Home, located within this small cul-de-sac just off the High Street of this popular and thriving village offering a Fully Enclosed Rear Garden and a Garage and Parking. The property has been well maintained by its current owners and benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Reception Hall, Cloakroom, Dining Room, Lounge with multi fuel burner, Breakfast Kitchen with a range of integrated appliances, Four Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside there is Ample Parking to the front and the Rear Garden is particularly private. Early viewing is highly recommended to fully appreciate everything this property has to offer.***

**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 good rail connections to Sleaford, Boston, Nottingham, Grantham, Lincoln and London.

**Directions:**

Travelling from Sleaford on the A17 towards Boston, turn right towards Heckington. Continue into the village and after the village green take the next turning on the left into Latimer Gardens. The property is located on the left hand side as indicated by our 'For Sale' board.

Covered storm porch and double glazed entrance door provide access to the Reception hall having laminate floor, radiator, built-in storage cupboard, telephone point, thermostat, understairs storage area and coved ceiling.

**Cloakroom:**

Having white suite comprising low level w.c., hand washbasin, tiled splashbacks, laminate floor, extractor fan, radiator and coved ceiling.

**Lounge: 5.44m (17'10") x 3.56m (11'8")**

Having inset multi fuel burner, t.v. point, two double radiators, feature conservatory style corner window, French doors to the rear garden, wall light points and coved ceiling. An opening provide access to the:

**Dining Room: 3.56m (11'8") x 2.64m (8'8")**

Having radiator, coved ceiling and further door to hall.

**Breakfast Kitchen: 4.70m (15'5") x 4.37m (14'4") max**

Having range of matching wall and base units with worktop over, 1½ bowl single drainer sink with monobloc tap, integrated eye level double electric oven, five ring gas hob with stainless steel extractor over, space and plumbing for washing machine, breakfast bar, built-in dishwasher (replaced six months ago), integrated fridge freezer, wall mounted boiler, heated chrome towel radiator, tiled splashbacks, door to rear garden, radiator and coved ceiling.

A feature staircase provides access to the **First Floor Landing** having radiator, loft access with ladder and light, airing cupboard with immersion heater and coved ceiling.

**Bedroom 1: 4.14m (13'7") x 3.56m (11'8")**

Having radiator, dormer window overlooking rear garden, two built-in wardrobes and coved ceiling.

**En-Suite:**

Having white suite comprising bath, pedestal hand washbasin, low level w.c., tiled splashbacks, radiator, extractor fan and two Velux roof lights.

**Bedroom 2: 4.32m (14'2") x 2.57m (8'5")**

Having radiator, built-in double open wardrobe and telephone point.

**Reception Hall****Lounge****Further Aspect****Dining Room****Breakfast Kitchen**

**Bedroom 3: 3.20m (10'6") x 2.67m (8'9")**

*Having radiator and coved ceiling.*

**Bedroom 4: 3.02m (9'11") x 3.15m (10'4") narrowing to 1.80m (5'11")**

*Being 'L' shaped and having radiator, feature small window and coved ceiling. There is a built-in cupboard over the stairwell which allows easy conversion to a staircase in the attic. The attic benefits from steel reinforcement for ease of flooring, providing an opportunity for a loft conversion if required (subject to the necessary permissions).*

**Family Bathroom:**

*Having low level w.c, pedestal hand washbasin with waterfall tap and vanity unit below, 'P' shaped bath with mixer tap and mains fed shower with rainfall shower head, tiled splashbacks, shaver point with light, coved ceiling, radiator and extractor fan.*

**Outside:**

*A drive provides **Parking** and approaches the **Integral Garage 5.23m (17'2") x 2.51m (8'3")** having up and over door, light and power points and personal door to the garden. The remainder of the front garden has been laid to gravel to provide further **Parking**. A gate provides access to the **West Facing Rear Garden**, fully enclosed by timber fencing and having a variety of features including a good size border, lawn, patio, raised timber beds, Greenhouse, Timber Shed, outside light and a cold water tap is fitted.*



**Further Aspect**



**Further Kitchen Aspect**



**Bedroom 1**



**En-Suite**



**Bedroom 2**



**Bedroom 3**



*Bedroom 4*



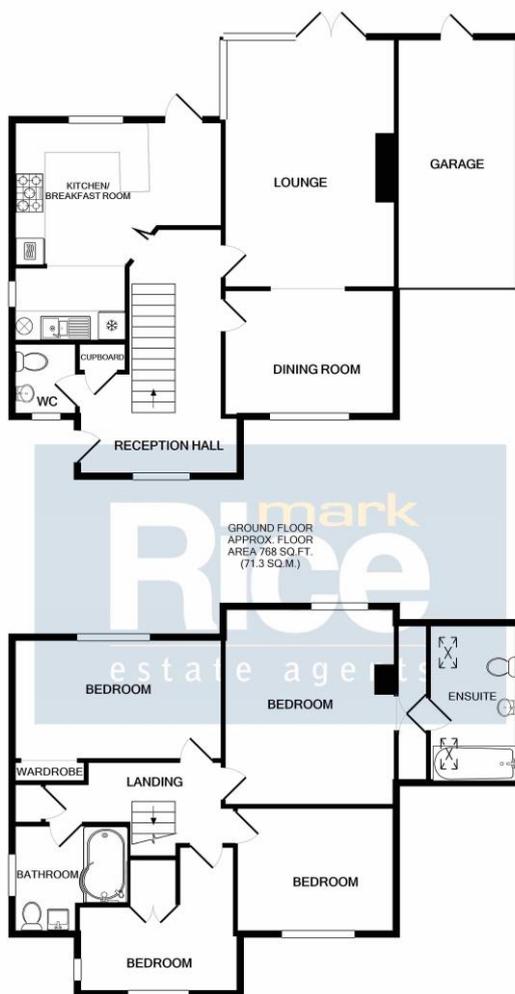
*Family Bathroom*



*Rear Garden*



*Further Garden Aspect*



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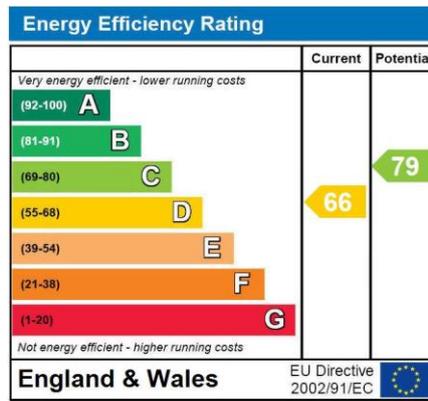
GROUND FLOOR  
APPROX. FLOOR  
AREA 768 SQ.FT.  
(71.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 679 SQ.FT.  
(63.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1447 SQ.FT. (134.4 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 11/5/22*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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