

***KYME ROAD,  
HECKINGTON, NG34 9RT***



***New Price £180,000***

***Located in a non estate setting on the fringe of this ever popular village, a spacious Three Bedroom Semi Detached House with ample Off Road Parking, a Fully Enclosed Rear Garden and Two Brick Stores. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Porch leading to the Entrance Hall, Lounge, Kitchen Diner with pantry, Brick Built Storage Area with W.C, Further Store Area, Three Bedrooms and Family Bathroom. Outside, the rear garden is much larger than average and is fully enclosed and particularly private.***

**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 of Heckington. Proceed into Sleaford Road and follow this road as it continues into the High Street. Take the third turning on the left into Eastgate and at the 'T' junction, turn right and follow the road as it bears to the left into Vicarage Road. Follow the road as it bears to the left and the property is located on the left hand side.

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A double glazed entrance door provides access to the Porch with further double glazed door to the **Entrance Hall** having radiator and wall mounted gas central heating boiler.

**Lounge: 3.89m (12'9") x 3.58m (11'9")**

Having coved ceiling, feature fireplace and radiator.

**Kitchen Diner: 4.95m (16'3") x 3.43m (11'3")**

Having a range of matching wall and base units with work top over, single drainer inset sink with pillar taps, space for electric cooker with stainless steel cooker hood over, space and plumbing for washing machine, tiled splashbacks, under stairs storage cupboard, walk-in pantry, radiator and rear entrance door.

Stairs from the hall provide access to the **First Floor Landing** having smoke alarm and loft access.

**Bedroom 1: 3.66m (12'0") x 3.58m (11'9")**

Having radiator.

**Bedroom 2: 3.53m (11'7") x 3.45m (11'4")**

Having store cupboard and radiator.

**Bedroom 3: 2.74m (9'0") x 2.34m (7'8")**

Having coved ceiling, store cupboard and radiator.

**Bathroom:**

Being half tiled and having low level w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps, airing cupboard, radiator and extractor fan.

**Outside:**

The front of the property is gravelled for ease of maintenance and to provide **Ample Parking** and is partially enclosed by timber fencing and decorative borders with a gate for security. An external light is fitted. A side gate provide access to the **Rear Garden** with a timber door providing access to a covered area leading to the:

**First Store: 2.84m (9'4") x 1.93m (6'4")** having light, power, low level w.c,



**Lounge**



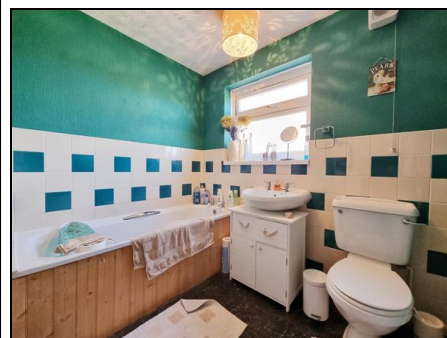
**Kitchen Diner**



**Bedroom 1**



**Bedroom 3**



**Bathroom**

and further door to the:

**Second Store Area: 2.77m (9'1") x 2.77m (9'1")** having light and power. The **Rear Garden** is predominantly laid to lawn with a variety of well stocked border and a large patio area, Green House, Summer House and a Timber Shed. A picket fence divides the garden to create a wildlife area and a cold water tap is fitted.

Council Tax Band A.



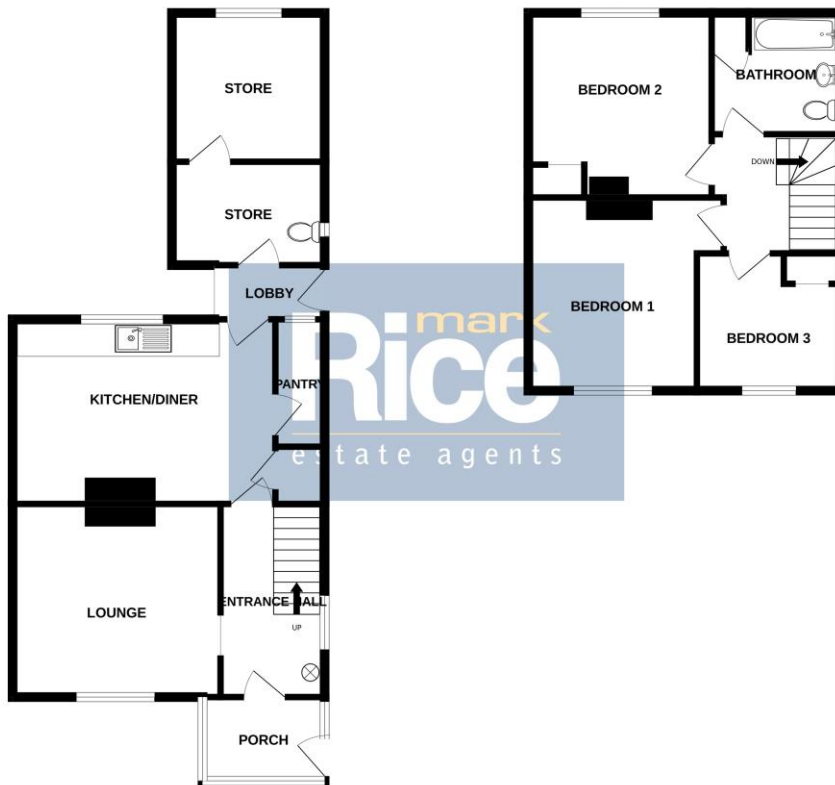
**Rear Garden**



**Further Aspect**

GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.

1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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		100
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 04/09/23*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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