

DRAFT

***OSBORN WAY,
HECKINGTON, NG34 9SD***



£140,000

Tucked away within this quiet Cul-De-Sac whilst still being within walking distance of the well served village centre, a good sized Two Bedroom Bungalow offered exclusively to over 55's. The property is well maintained throughout and benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall with Store Cupboard, Lounge, Conservatory, Kitchen, Two Double Bedrooms with Built-In Wardrobes in the master bedroom, and large Bathroom with Airing Cupboard. Outside the rear gardens are fully enclosed, South Facing, and are particularly private as not being overlooked. To the front is a communal garden area and an Allocated Parking Space for one vehicle. To fully appreciate the location of this bungalow and its peaceful setting, viewing is 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 of Heckington. Once in the centre of the village, just before the village green, turn left into Church Street. Turn left again into Churchill Way and right into Godson Avenue. Turn left into Osborn Way where the property is located at the head of the first cul-de-sac on the left hand side.

double glazed entrance door provides access to the Entrance Hall having radiator, storage cupboard, loft access and coved ceiling.

Lounge: 4.60m (15'1") x 3.56m (11'8")

Having radiator, coved ceiling and patio door leading to the:

Conservatory: 3.10m (10'2") x 2.49m (8'2")

Having doors to rear garden.

Kitchen: 3.23m (10'7") x 2.06m (6'9")

Having matching wall and base units with worktop over, single stainless-steel drainer sink with mixer tap, tiled splashbacks, space for electric cooker, space for fridge freezer, space and plumbing for washing machine, wall mounted boiler, and radiator.

Bedroom 1: 3.58m (11'9") x 3.15m (10'4")

Having built-in double wardrobe, radiator, and coved ceiling.

Bedroom 2: 3.23m (10'7") x 2.34m (7'8")

Having radiator.

Bathroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps, separate shower tray with mains fed shower over, tiled splashbacks, airing cupboard, and radiator.

Outside:

The front gardens are a communal area which are laid to lawn with parking bays to the front (one of which is included within the sale of the bungalow). A gate provides access to the rear gardens which are South facing, mainly laid to lawn with patio area and path leading to the gate and are fully enclosed and particularly private as not being overlooked. A timber shed is also included within the sale.

Council Tax Band: A



Lounge



Conservatory



Kitchen

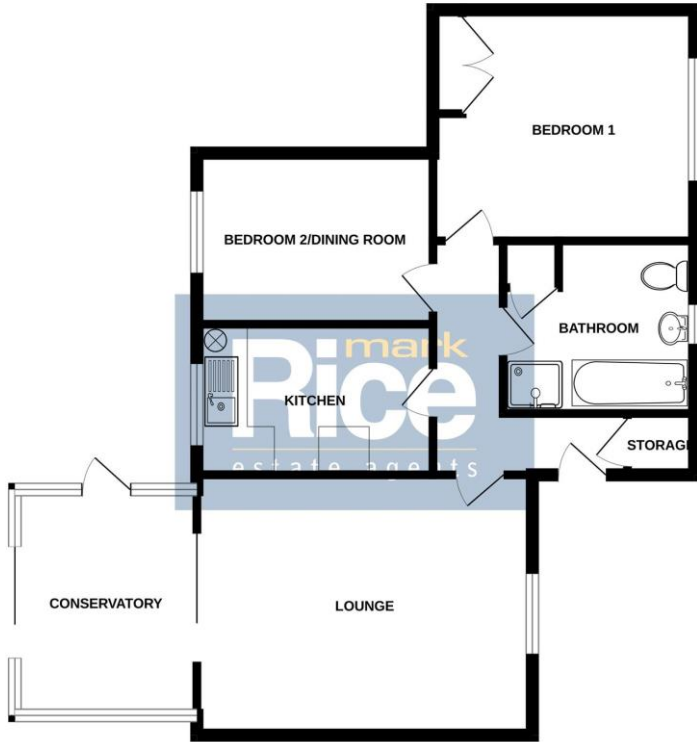


Bedroom 1



Bedroom 2

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq.ft. (61.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Bathroom



Rear Garden



Front Aspect



Parking Space

- 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 12/09/23

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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