

***FOSTER STREET,
HECKINGTON, NG34 9RU***



New Price £170,000

Located on the fringe of this popular village and with the advantage of No Onward Chain, a Three Bedroom Semi Detached House with much larger than average South facing gardens. This property is ideal for the purchaser looking to put their own stamp on something, and benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, Kitchen Diner, Lounge, Ground Floor Bathroom and Three Good Sized Bedrooms to the first floor. Outside there is an enclosed garden to the front, whilst the Rear Garden has a good sized lawn area. Early 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 and proceed along the Sleaford Road into the village. Continue into High Street and take the third turning on the left into Eastgate. Continue to the end of the road and turn right into Cameron Street and filter left and right into Kyme Road. Take the next turning on the left into Foster Street where the property is located on the left hand side, as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Entrance Hall having understairs storage cupboard, radiator and smoke alarm.

Lounge: 4.70m (15'5") x 3.53m (11'7")

Having feature fireplace, coved ceiling, radiator and French doors providing access to the rear garden.

Kitchen: 4.70m (15'5") x 1.85m (6'1")

Having a range of matching wall and base units with worktop over, single drainer stainless steel inset sink with mixer tap, space and plumbing for washing machine, integrated single electric oven, inset four ring electric hob with cooker hood over, tiled splashbacks, wall mounted Worcester Bosch combination central heating boiler, radiator and side entrance door.

Bathroom:

Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower over, radiator and extractor fan.

Stairs from the Entrance Hall provide access to the **First Floor Landing** having loft access, and radiator.

Bedroom 1: 4.70m (15'5") x 2.74m (9'0")

Having built-in store cupboard, picture rail and radiator.

Bedroom 2: 3.51m (11'6") x 2.08m (6'10")

Having over stairs store cupboard, picture rail and radiator.

Bedroom 3: 2.57m (8'5") x 2.46m (8'1")

Having picture rail and radiator.

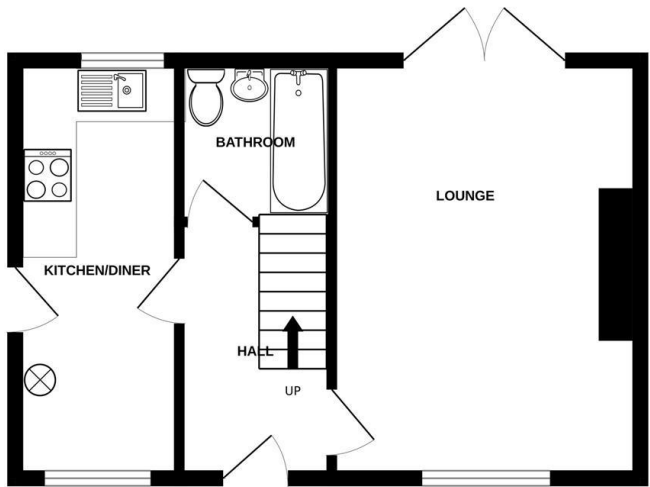
Outside:

A wrought iron gate provides access to the front garden which is laid to lawn and enclosed by a combination of timber fencing and hedging with a concrete path leading to the front entrance door. The **Rear Garden** is much larger than average, predominantly South facing and laid to lawn with Two Timber Sheds, a Brick Outbuilding, large patio area and all fully enclosed by a combination of timber and wire fencing. A cold water tap is fitted.

**Lounge****Kitchen****Further Aspect****Bathroom****Bedroom 1**

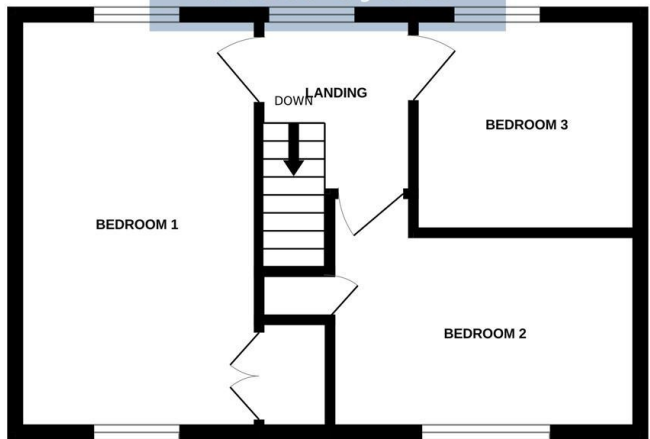
Council Tax Band A.

GROUND FLOOR
350 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.

Ricemark
estate agents



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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 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



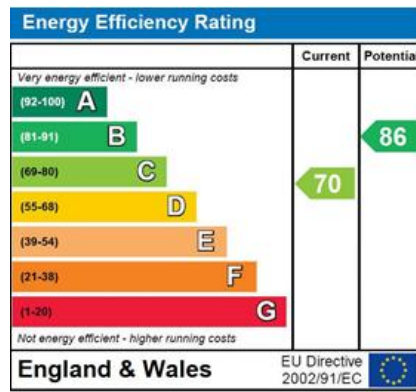
Rear Garden



Further Aspect



Rear Elevation



Agent's 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 05/02/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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