

***NASH CLOSE,  
HECKINGTON, NG34 9UP***



***New Price £180,000***

*Located in the centre of this small cul-de-sac, convenient for village and its many amenities, a well presented Two Bedroom Semi Detached House providing Parking for a number of vehicles, larger than average Gardens and a Conservatory. The property is in an idyllic setting with views towards the windmill and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Lounge with Dining Area/Lobby off, Kitchen, Conservatory, Two Double Bedrooms and Bathroom. A long drive to the front provides Parking for approximately six vehicles with further parking areas to the side of the property and the Rear Garden is enclosed. Early viewing is highly recommended.*

**Location:**

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

**Directions:**

Travelling from Sleaford on the A17 towards Boston, turn right towards the village. Continue to the centre of the village and after the level crossing turn left into Pocklington Way. Turn left into Nash Close and the property is located straight ahead.

A covered porch area and entrance door provide access to the:

**Lounge: 4.44m (14'7") x 3.58m (11'9")**

Having double radiator, wall light point and coved ceiling. An arch provides access to the:

**Dining Area/Lobby 2.59m (8'6") x 1.78m (5'10") max.**

**Kitchen: 2.59m (8'6") x 1.78m (5'10")**

Having recently been re-fitted with a range of Shaker style wall and base units with worktop over, stainless steel inset sink with mixer tap, double eye level electric oven, four ring induction hob with cooker hood over, tiled splashbacks, LED strip lighting and concealed wall mounted gas boiler.

**Conservatory: 3.05m (10'0") x 2.69m (8'10")**

Having laminate floor and French doors to the rear garden.

Stairs provide access to the **First Floor Landing** having loft access and airing cupboard.

**Bedroom 1: 3.58m (11'9") x 2.95m (9'8")**

Having two windows and radiator.

**Bedroom 2: 2.59m (8'6") x 2.16m (7'1")**

Having radiator and built-in cupboard.

**Bathroom:**

Being fully tiled and having bath with mixer tap and electric shower unit over, vanity hand washbasin with mixer tap, low level w.c, and chrome towel radiator.

**Outside:**

The good sized garden to the front of the property has a lawn area, however most of the front is gravelled to provide Ample Parking and this continues to the side. A gate provides access to the fully enclosed and particularly private Rear Garden having a sheltered patio area, lawn and a cold water tap is fitted. A large timber shed is included.

Council Tax Band A



**Lounge**



**Further Aspect**



**Kitchen**



**Conservatory**



**Bedroom 1**



TOTAL FLOOR AREA - 642 sq ft (59.7 sq m) approx.  
 While every effort has been made to ensure the accuracy of the floor plan and dimensions, the agent does not accept any liability for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The vendor's, customer's and agent's liability shall remain as stated in the contract. No responsibility or liability can be taken for any errors or omissions. E2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Bedroom 2**



**Bathroom**



**Rear Garden**



**Further Aspect**

**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 08/08/23*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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