

***BRAMLEY CLOSE,
HECKINGTON, NG34 9TE***



£325,000

Located within this sought after cul-de-sac setting on the fringe of the village and enjoying South facing views to the rear, a much improved and well maintained Four Bedroom Detached House with Garage, Ample Parking and a Fully Enclosed Rear Garden. The property is located within this idyllic setting, convenient for the village and its many amenities including train station and shops. The full accommodation comprises Hall, Cloakroom, Lounge with doors to the separate Dining Room, Conservatory, Re-fitted Kitchen, Four Good Sized Bedrooms, New En-Suite and Family Bathroom. There is more than Ample Parking to the front of the property and an Integral Garage. The property is offered with No Forward Chain and early viewing is highly 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. Continue into the village and take the third turning on the right into Limetree Walk and at the 'T' junction, turn left into Bramley Close and the property is located on the right-hand side as indicated by our 'For Sale' board.

An entrance door provides access to the Hall having radiator.

Cloakroom:

Having low level w.c, hand washbasin, tiled floor, and radiator.

Lounge: 4.83m (15'10") x 3.56m (11'8")

Having two radiators, bay window and living flame effect gas fire with wooden fireplace. Double doors provide access to the:

Dining Room: 3.56m (11'8") x 2.74m (9'0")

Having radiator dado rail and French doors providing access to the:

Conservatory: 3.63m (11'11") x 3.40m (11'2") max

Having a solid insulated roof, French doors to the rear garden, electric wall heater and under floor heating.

Kitchen: 4.70m (15'5") x 2.84m (9'4")

Having wall and base units, worktop, tiled splashbacks, double bowl single drainer enamel sink with monobloc tap, space for large fridge freezer, double glazed rear entrance door, feature tall radiator, built-in double oven, induction hob, cooker hood and plumbing for washing machine and dishwasher.

Stairs from the hall provide access to the **First Floor Landing** having loft access, radiator and airing cupboard.

Bedroom 1: 4.75m (15'7") x 2.84m (9'4") extending to 3.48m (11'5")

Having radiator.

En-Suite:

Having separate double shower cubicle with mains fed unit, vanity hand washbasin with cupboard below and mixer tap, low level w.c, tiled splashbacks, heated towel rail and illuminated wall mirror with built-in shaver point.

Bedroom 2: 3.45m (11'4") x 3.23m (10'7")

Having radiator.



Lounge



Dining Room



Conservatory



Kitchen



Further Aspect

Bedroom 3: 3.15m (10'4") x 2.54m (8'4")

Having radiator.

Bedroom 4: 2.95m (9'8") x 2.11m (6'11")

Having radiator and built-in double wardrobe.

Bathroom:

Being fully tiled and having a 'P' shaped shower bath with side mixer tap and separate electric shower, pedestal hand washbasin with mixer tap, low level w.c, chrome towel radiator and shaver point.

Outside:

The front garden has a block paved drive approaching the Garage, having an electric roller door and light and power points, and there are further gravelled areas to each side to provide further parking. A gate provides access to the Enclosed Rear Garden having lawn, gravelled patio area, low maintenance gravelled borders and a further gravelled patio area to one corner. A cold water tap is fitted.

Council Tax Band D.



Bedroom 1



Ensuite



Bedroom 2



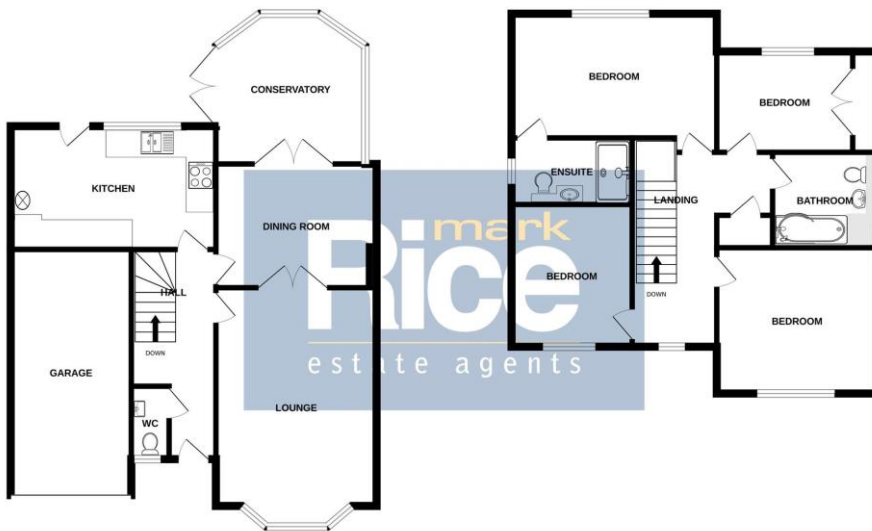
Bedroom 3



Bedroom 4

GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.

1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1453 sq.ft. (135.0 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 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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive		
	2002/91/EC		



Bathroom



Rear Garden

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 08/01/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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