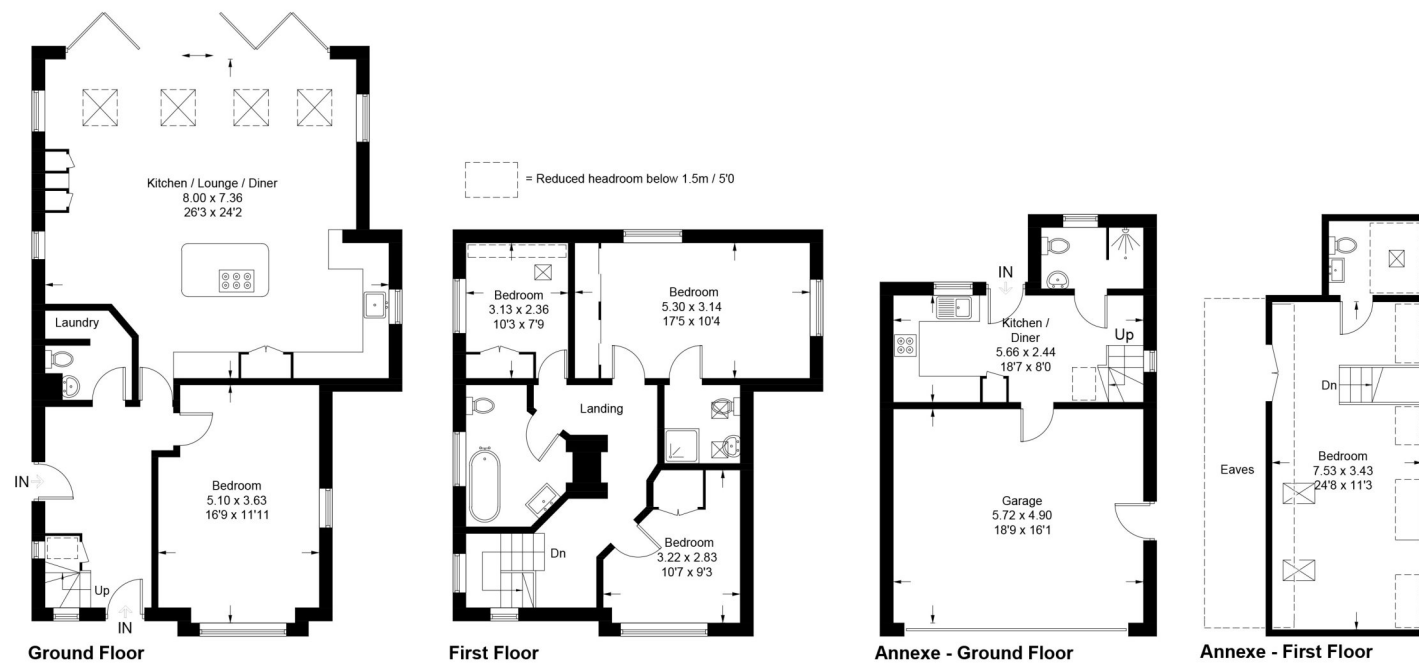


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

68 Howell Road

Approximate Gross Internal Area = 148.2 sq m / 1595 sq ft
 Annexe = 76.9 sq m / 828 sq ft
 (Including Garage / Excluding Eaves)
 Total = 225.1 sq m / 2423 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



68 Howell Road, Heckington, Sleaford, Lincolnshire, NG34 9QA

£599,950 Freehold

Winkworth are excited to offer for sale this impressive and immaculately presented extended Family Home, which is situated in an edge of village position on the outskirts of the popular village of Heckington. The plot sits on approximately 0.5 Acres with a Detached Double Garage and Annexe with Kitchen, Shower Room Bedroom/Working Area and En-Suite W/C. To the side of the property, there is a private courtyard style garden perfect for enjoying a coffee in the morning sun. To the rear of the property, just out from the Bi-Folding Doors from the House, is a large block paved seating area enjoying views over the garden and paddock land to the side. There is a further brick and timber built entertaining area, perfect for a BBQ sitting space/outdoor cinema area. Towards the bottom of the garden, there are two timber sheds, one boasting numerous power points, multiple raised beds and a chicken run. The garden is completely private to all aspects. The accommodation comprises of Entrance Hall, Sitting Room/Bedroom Four, Downstairs W/C, a substantial open plan Kitchen/Dining/Living area with Bi-Folding doors to the rear, Three Bedrooms, En-Suite to Master and a Family Bathroom. Whilst boasting such an enviable edge of village position, it is still only a short walk into the village centre with numerous amenities. A viewing is highly recommended!

APPROX 0.5 ACRE PLOT | IMMACULATLY PRESENTED | EXTENDED FAMILY HOME | ANNEXE ACCOMMODATION | STUNNING ENTERTAINING GARDEN AREAS | DETACHED DOUBLE GARAGE | AMPLE PARKING | OPEN FIELD VIEWS



En Suite Shower Room - Benefitting from a three piece suite comprising low level w/c, hand wash basin, shower cubicle with rainmaker dual head shower, tiled flooring, partially tiled walls, under floor heating and velux window.

Bedroom Two - 10'7" x 9'3" (3.23m x 2.82m) With UPVC window to side aspect, Velux window, power points, overhead storage and radiator.

Bedroom Three - 10'3" x 7'9" (3.12m x 2.36m) Having UPVC window to front aspect, power points and built in double wardrobe.

Family Bathroom - Benefitting from a three piece suite comprising low level w/c, hand wash basin, free standing roll top bath with ball and claw feet, under floor heating, UPVC window to side aspect and original fireplace with mantelpiece.

Outside - To the front of the property, it is approached via double gates leading to an initial block paved driveway going into an additional gravel driveway providing ample off street parking and giving access to the detached double garage. There are multiple paved patio and block paved areas for entertaining around the property. There are stunning views to the side and rear over the neighbouring fields. Being principally laid to lawn, enclosed to all aspects by hedging and fencing, summer house, garden shed, greenhouse, chicken coop, raised beds, edged borders and mature plants, trees and shrubs.

Annexe Kitchen - 18'7" x 8' (5.66m x 2.44m) Having a range of base and eye level units with complimenting work surface over, composite sink, four ring induction hob with extractor hood over, integrated electric oven, fridge and freezer, space and plumbing for washing machine, ceramic tiled floor, wall mounted boiler and stairs to first floor.

Annexe Shower Room - Benefitting from a three piece suite comprising low level w/c, hand wash basin, double shower cubicle, partially tiled walls and tiled flooring.

Annexe Bedroom - 24'8" x 11'3" (7.52m x 3.43m) With power points, radiator and eaves storage.

Annexe En-Suite W/C - Benefitting from a two piece suite comprising low level w/c and hand wash basin, tiled flooring and partially tiled walls.

Double Garage - 18'10" x 16'1" (5.74m x 4.9m) With electric roller door to front aspect, power, lighting and personnel door to side aspect.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Entrance Hall - With composite door to front aspect, power points, radiator, under stairs storage cupboard, wood effect flooring and stairs to first floor.

Downstairs Cloakroom - Comprising of a two piece suite, including low level WC and hand wash basin, mosaic style tiled flooring, wall mounted boiler and space for tumble dryer.

Sitting Room/Bedroom Four - 16'9" x 11'11" (5.1m x 3.63m) Being dual aspect with UPVC window to front and side aspect, power points, radiator, TV point and spotlights to ceiling.

Open Plan Kitchen Living Dining Room - 26'3" x 24'2" (8m x 7.37m) This stunning room has the real 'Wow' factor, benefitting from a range of fitted base and eye level units with Quartz work surface over, Belfast style sink, integrated washing machine, integrated dishwasher, built in microwave, integrated wine fridge, seven ring gas hob with extractor hood over, space for American style fridge freezer, central island with breakfast bar area, under floor heating, UPVC windows to side aspects, stunning bifolding doors to the rear aspect opening on to the patio area, fitted log burning stove, wood effect flooring, under floor heating and spotlights to ceiling.

First Floor Landing - With window to front and side aspect by the stairs, original fireplace and power points.

Bedroom One - 17'5" x 10'4" (5.3m x 3.15m) With UPVC window to side and rear aspects, power points. and a range of built in wardrobes.

