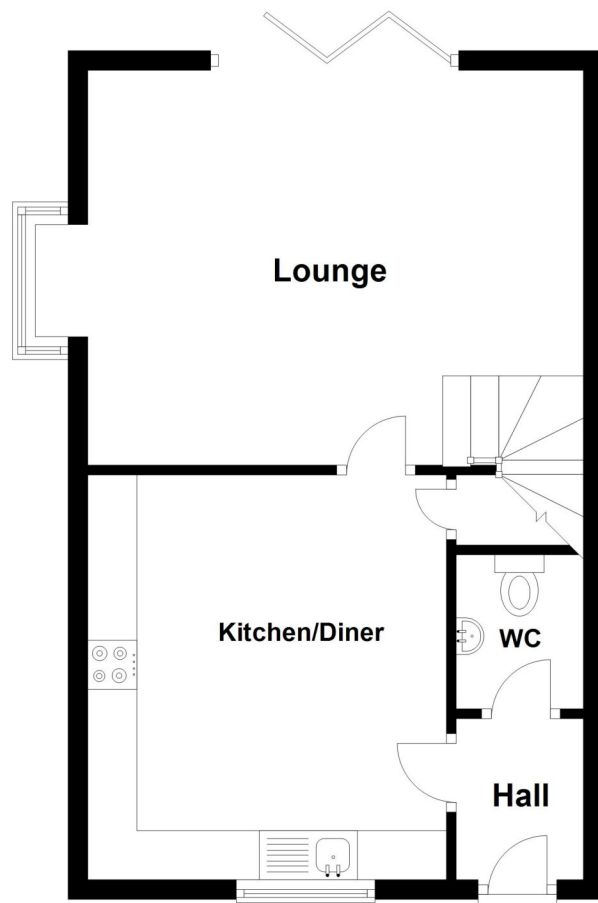


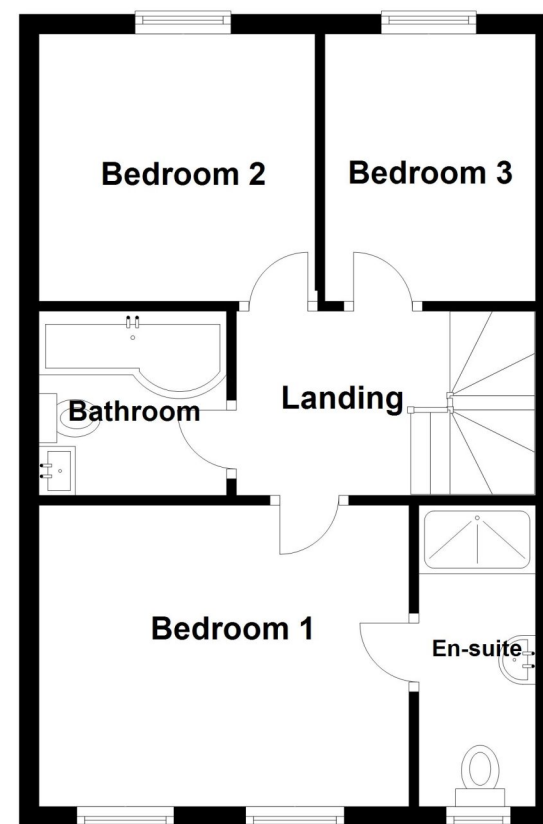
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



29 Leachman Close, Heckington, Sleaford, Lincolnshire, NG34 9WY

£230,000 Freehold

Winkworth are delighted to offer for sale this absolutely stunning Three Bedroom Semi-Detached Home, built only a few years ago by well renowned local builder ChanceOption Homes.

The property has been completed to a high specification including a German RotPunkt Kitchen with integrated appliances, along with the benefit of many extras including ceramic tiled flooring.

The accommodation comprises of Entrance Hall, Downstairs W/C, Kitchen/Diner, Lounge with Bi-folding doors onto the Garden, Three Bedrooms, En-Suite and a Family Bathroom.

HIGH SPECIFICATION THROUGHOUT | AMPLE PARKING | TUCKED AWAY POSITION | FIELD VIEWS | UPGRADED KITCHEN | STILL UNDER 10 YEAR BUILDERS WARRANTY | NON OVERLOOKED REAR GARDEN | THREE WELL PROPORTIONED BEDROOMS | ENSUITE TO MASTER | POPULAR VILLAGE LOCATION



ACCOMMODATION

Entrance Hall - With composite entrance door to front aspect, underfloor heating and door leading to the kitchen diner.

Downstairs W/C - With low level w/c, hand wash basin with tiled splashbacks and underfloor heating.

Kitchen/Diner - 13'7" x 10' (4.14m x 3.05m) Benefitting from a range of base and eye level units with complimenting work surface over, is this high specification German made RotPunkt fitted kitchen with inset composite one and half sink and drainer with mixer tap, integrated oven and grill, integrated dishwasher, integrated washer/dryer, integrated fridge/freezer, wall mounted gas fired Worcester central heating boiler, power points, ceramic tiled flooring, UPVC window to front aspect, understairs storage cupboard and underfloor heating.

Lounge - 16'7" x 13'2" (5.05m x 4.01m) With anthracite grey bi-folding doors to rear aspect, TV points, power points, telephone point, UPVC box bay window to side aspect, wood effect flooring and stairs leading to the first floor landing and underfloor heating.

Bedroom One - 13'2" x 10'1" (4.01m x 3.07m) Having UPVC windows to front aspect, radiator and power points.

Ensuite Shower Room - Being fitted with a three piece suite comprising low level w/c, hand wash basin with vanity unit, tiled splashbacks, shower cubicle, UPVC window to front aspect, and a heated towel rail.

Bedroom Two - 9'7" x 9'2" (2.92m x 2.8m) Having UPVC windows to rear aspect, radiator and power points.

Bedroom Three - 9'7" x 7'4" (2.92m x 2.24m) With UPVC window to the rear aspect, power points and radiator.

Family Bathroom - Benefitting from a fitted three piece suite comprising of P-shaped bath with mains fed shower above, tiled walls, low level w/c, hand wash basin, tiled splashbacks, heated towel rail, UPVC window to side aspect and extractor fan.

Outside - To the front of the property is a large block paved driveway offering ample off street parking for numerous cars, and a side gate. The rear garden is principally laid to lawn with an outside light, outside tap and enclosed by fencing to all aspects.

Agents Note - There is a management charge for this property at approximately £100 per anum.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B