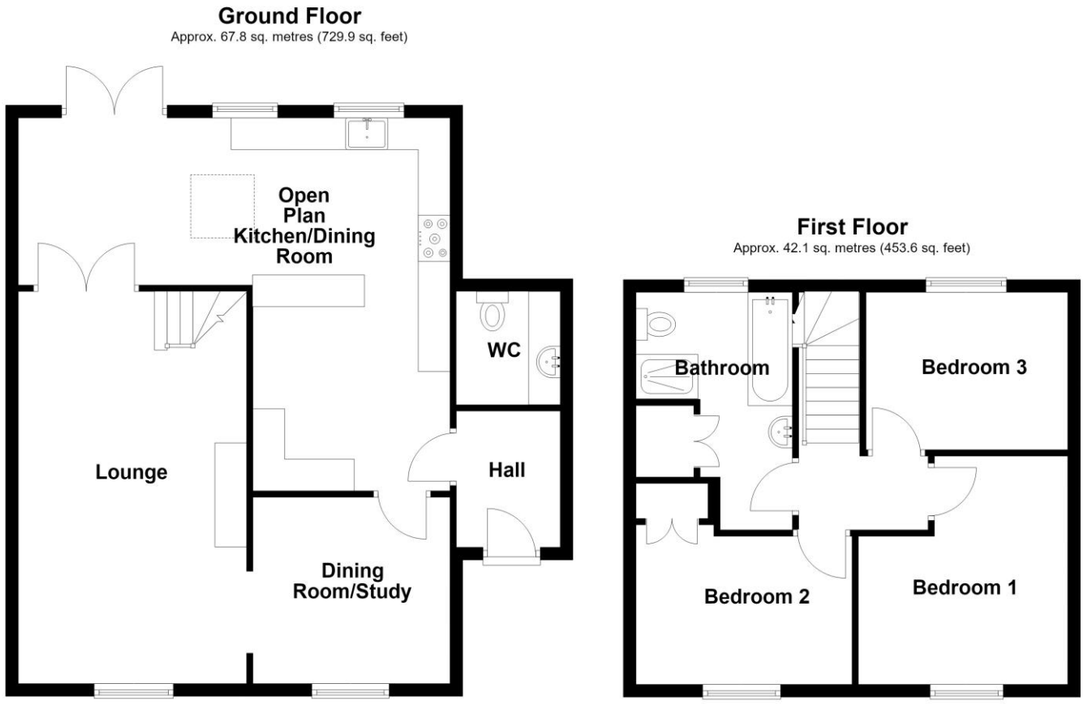
EPC TO FOLLOW



Total area: approx. 110.0 sq. metres (1183.5 sq. feet)







14 Vicarage Road, Heckington, Lincolnshire, NG34 9RR

£325,000 Freehold

Set on a corner plot on Vicarage Road, this extended three-bedroom detached house offers approximately 1,184 sq ft of accommodation. The rear extension creates a generous kitchen and dining room with French doors onto the garden, while the beamed lounge and adjoining study give the ground floor a flexible layout with plenty of character.

Extended Detached Home | Three Bedrooms | Corner Plot | Approx. 1100 Sq Ft | Open-Plan Kitchen Diner | Central Island With Breakfast Bar | French Doors To The Garden | Beamed Lounge With Log Burner | Dining Room Or Home Office | Downstairs WC | Family Bathroom With Separate Shower | Enclosed Rear Garden







The entrance hall leads into the open-plan kitchen diner, which is fitted with Shaker-style cupboards, timber worktops and a ceramic sink overlooking the garden. A contrasting green island provides additional storage and seating for two, with room for a family dining table beside the French doors. Two rear-facing windows and a rooflight bring natural light into the room, and the layout works well for everyday meals as well as having friends and family over.

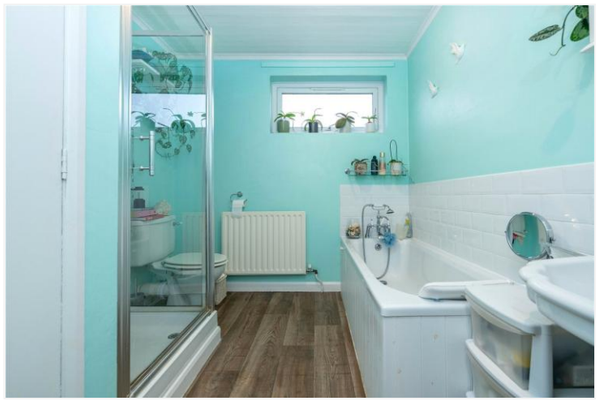
Glazed double doors connect the dining area to the lounge, allowing the rooms to flow together or be closed off when wanted. Painted ceiling beams run across the lounge, and a log burner sits within a stone fireplace with a timber mantel. A wide opening beside the fireplace leads into a second reception room, currently used as a study, which would also work well as a formal dining room or reading room. A downstairs WC completes the ground floor.

The staircase rises alongside an exposed brick wall to a first-floor landing serving all three bedrooms. Two bedrooms look out to the front of the house, with the third overlooking the rear garden. The family bathroom has a panelled bath, a separate glazed shower enclosure and a built-in storage cupboard.









Outside, a low brick wall follows the curve of the corner plot and frames the planted frontage. An arched timber gate provides side access to the enclosed rear garden, where established trees, shrubs and planted beds break up the lawn. A paved seating area towards the far end has room for a table and chairs, and a path runs along the back of the house to the kitchen's French doors.

ACCOMMODATION

Entrance Hall

Cloakroom

Open Plan Kitchen/Dining Room - 22'4" (6.8) x 18'3" (5.56) (Max Measurements)

Lounge - 20'4" x 11'10" (6.2m x 3.6m)

Study - 10'1" x 9'8" (3.07m x 2.95m)

Bedroom One - 11'8" x 11'6" (3.56m x 3.5m)

Bedroom Two - 12'2" x 7'3" (3.7m x 2.2m)

Bedroom Three - 11'1" x 8'4" (3.38m x 2.54m)

Family Bathroom

Garage - 20'2" x 9'7" (6.15m x 2.92m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

