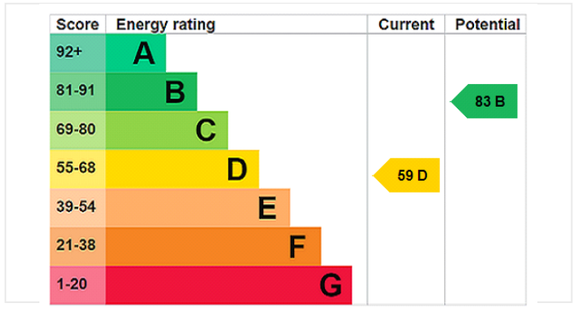
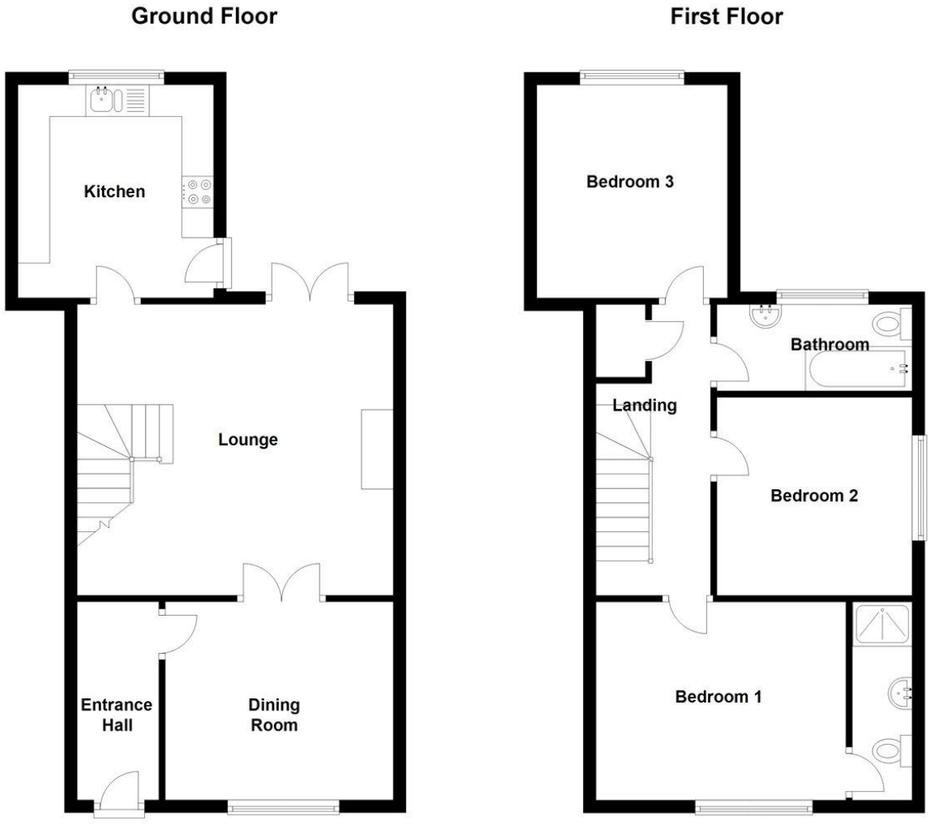










2 Old Post Office, East Heckington, Boston, Lincolnshire, PE20 3QB

£185,000 Freehold

Situated in East Heckington, this spacious three-bedroom semi-detached home offers well-proportioned accommodation across two floors, with two reception rooms, a kitchen, family bathroom, en-suite shower room and an enclosed, low-maintenance courtyard garden.

Three Bedroom Semi-Detached Home | Spacious Lounge With Fireplace | Separate Dining Room | Kitchen With Breakfast Area | Three Well-Proportioned Bedrooms | En-Suite Shower Room To Bedroom One | Three-Piece Family Bathroom | Enclosed Low-Maintenance Courtyard Garden | Timber Summerhouse | Convenient Access To Heckington, Sleaford & Boston | Close Proximity To A17 & Petrol Station















The property is approached via an entrance hall which leads through to the dining room, a versatile reception space with plenty of room for a family dining table and additional furniture. Double doors open into the spacious lounge, creating a lovely flow between the two rooms. The lounge itself is a particularly generous living space, featuring a fireplace, dual-aspect windows and a staircase leading to the first floor. To the rear, French doors provide access to the courtyard garden, allowing plenty of natural light into the room.

The kitchen is fitted with a range of wood-effect wall and base units, contrasting dark worktops and tiled splashbacks. There is space for a breakfast table, along with an integrated oven and hob, plumbing for a washing machine and room for further appliances. A window overlooks the rear garden, while a separate external door provides convenient access outside.

Upstairs, the first-floor landing provides access to three bedrooms and the family bathroom. Bedroom one is a generous double room with space for freestanding furniture and the added benefit of its own en-suite shower room, fitted with a shower enclosure, wash hand basin and WC. Bedroom two is another well-proportioned double bedroom, while bedroom three offers flexibility as a further bedroom, guest room or home office.

The family bathroom is fitted with a three-piece suite comprising a bath, wash hand basin and WC.

Outside, the property benefits from an enclosed courtyard garden, predominantly laid to paving for ease of maintenance. The space provides plenty of room for outdoor seating and entertaining, with a timber summerhouse, additional seating areas and established potted plants. The courtyard can be accessed directly from the lounge and kitchen, making it a practical extension of the ground-floor living space.

Located in East Heckington, the property enjoys a village setting while remaining within reach of Heckington, Sleaford and Boston, offering access to a wider range of shops, amenities and transport links.

Please note that the property is within close proximity to both the A17, and a Petrol Station.

ACCOMMODATION

Entrance Hall

Dining Room - 11'9" x 9'11" (3.58m x 3.02m)

Lounge - 16'3" x 15' (4.95m x 4.57m)

Kitchen - 12' x 10'2" (3.66m x 3.1m)

Bedroom One - 12'8" x 10' (3.86m x 3.05m)

En-Suite

Bedroom Two - 10'3" x 10'1" (3.12m x 3.07m)

Bedroom Three - 12'2" x 10'4" (3.7m x 3.15m)

Family Bathroom

Agents Note - The property is within close proximity to both the A17, and a Petrol Station. Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this. These images are artificially enhanced for marketing purposes. If you have any questions, please contact us.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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