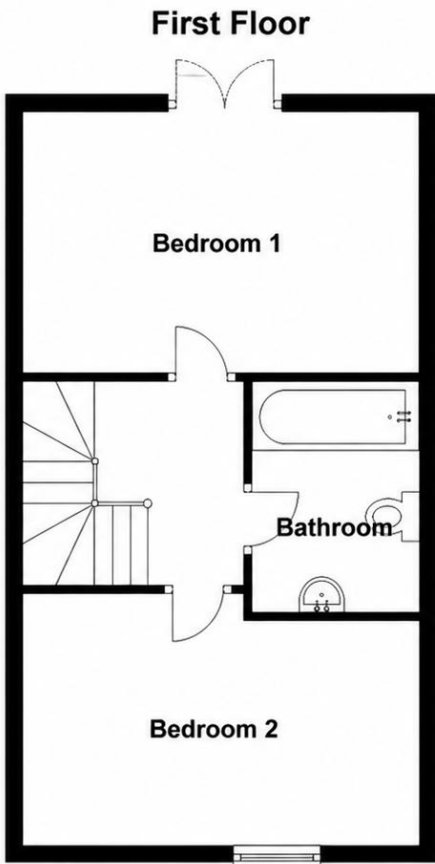
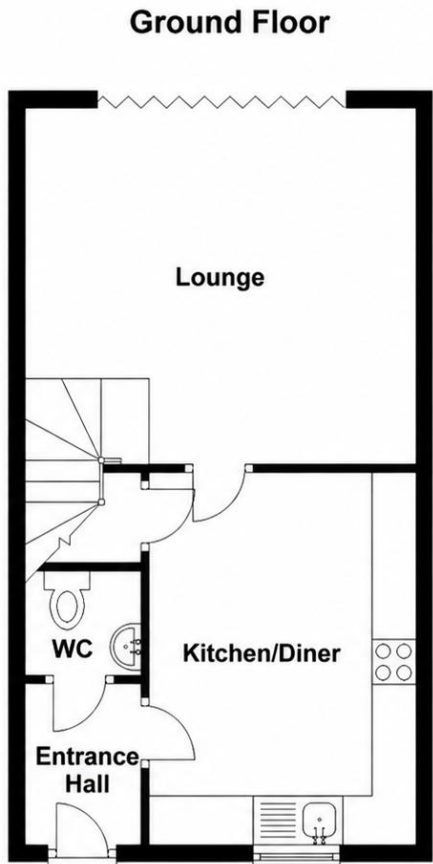


Dickinson Road, Heckington, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



32 Dickinson Road, Heckington, Sleaford, NG34 9WT

£185,000 Freehold

We are pleased to offer for sale this modern two-bedroom home, situated within the popular village of Heckington and built by renowned local developer ChanceOption Homes. Finished to a high standard throughout, the property offers stylish, well-planned accommodation ideally suited to first-time buyers, couples or those looking to downsize.



See things differently.



See things differently.

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Modern Two-Bedroom Home | Built By Renowned Local Builder ChanceOption Homes | Popular Village Of Heckington | High Quality Kitchen/Diner With Integrated Appliances | Spacious Lounge With Bi-Folding Doors To The Garden | Two Good-Sized Double Bedrooms | Enclosed Rear Garden With Patio & Lawn | High-Quality Finish Throughout | Ideal First-Time Buy Or Downsize

DESCRIPTION

The ground floor begins with an entrance hall and useful cloakroom/WC, leading through to a modern kitchen/diner fitted with sleek contemporary units and a range of integrated appliances. To the rear is a generous lounge, providing plenty of space for both relaxing and entertaining, with bi-folding doors opening directly onto the rear garden.

Upstairs, the property offers two good-sized double bedrooms alongside a modern family bathroom fitted with a three-piece suite and shower over the bath. The neutral décor, oak-style internal doors and high standard of finish continue throughout the first floor.

Outside, the property has a low-maintenance frontage, while the enclosed rear garden provides a good amount of outdoor space with a paved seating area, lawn and fenced boundaries.

Located in the sought-after village of Heckington, the property is well placed for the village’s excellent range of local amenities and transport links. Combined with the quality associated with ChanceOption Homes, this is a superb modern home and an internal viewing is highly recommended.

ACCOMMODATION

Entrance Hall

Downstairs W/C

Kitchen/Diner- 13’1" x 10’ (4m x 3.05m)

Lounge- 14’10" x 12’4" (4.52m x 3.76m)

Bedroom One- 14’10" x 9’1" (4.52m x 2.77m)

Bedroom Two- 14’10" x 9’1" (4.52m x 2.77m)

Family Bathroom

Outside

Agents Note- There is a management fee of approx £100 a year. 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.



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

SERVICE CHARGE

£0

GROUND RENT

£0

DIRECTIONS