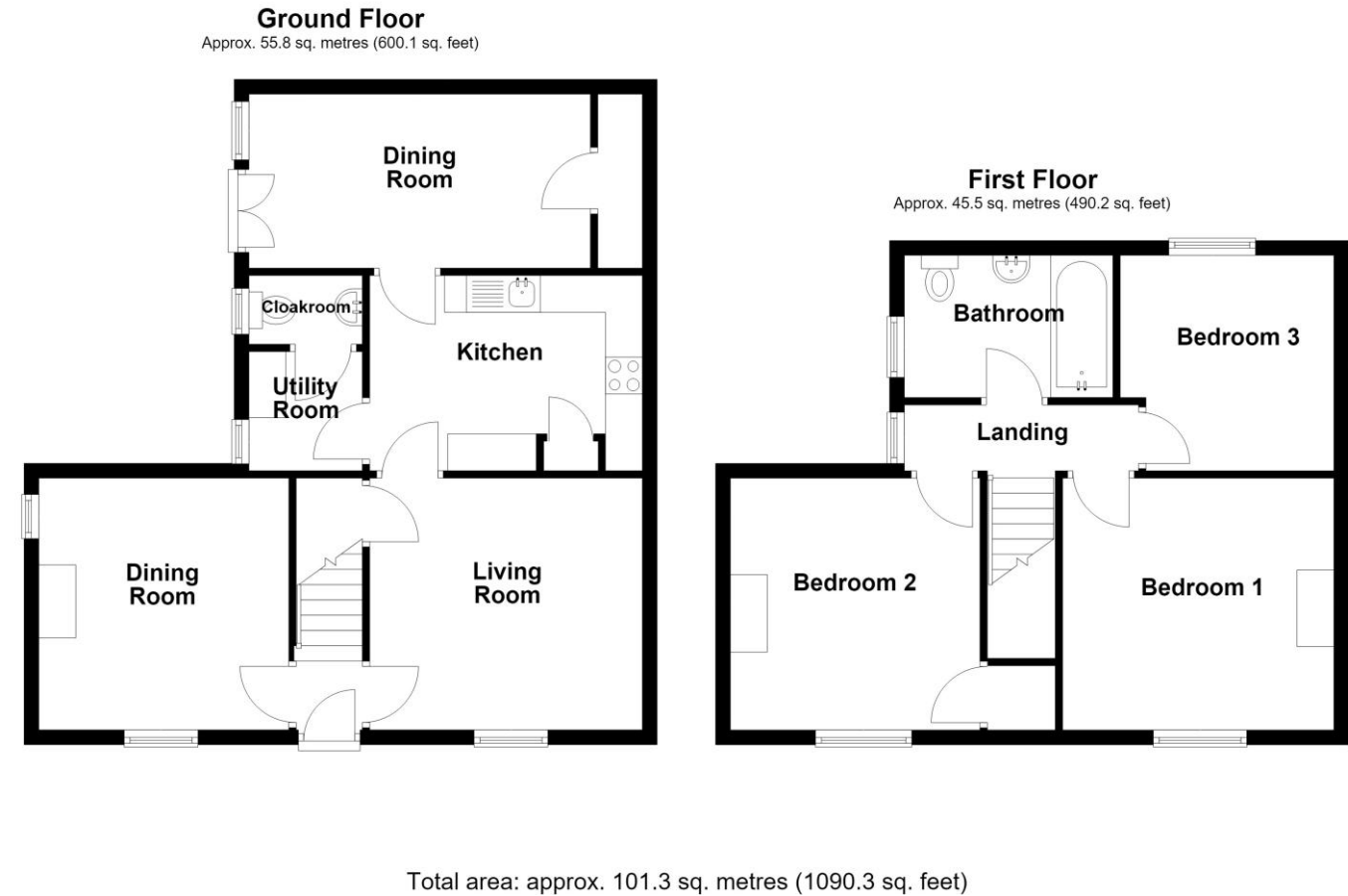


Church Street, Heckington, Sleaford

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		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



28 Church Street, Heckington, Sleaford, Lincolnshire, NG34

£250,000 Freehold

This spacious three-bedroom home offers plenty of room throughout, with three separate reception areas, a useful utility room and a generous rear garden.

The accommodation starts with an entrance hall and stairs leading to the first floor. At the front of the property are two good-sized reception rooms, with a lounge on one side and a separate sitting room on the other. Having two separate living spaces gives plenty of flexibility, whether used as a more formal lounge, family room, playroom or home office.

Spacious Three Bedroom Home | Three Separate Reception Rooms | Generous Lounge & Sitting Room | Separate Dining Room | Fitted Kitchen & Utility Room | Downstairs Cloakroom/WC | Three Well-Proportioned Bedrooms | Family Bathroom | Fantastic Sized Rear Garden | Patio Area & Garden Shed



LOCATION

DESCRIPTION

ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Living Room - 12'2" x 11'7" (3.7m x 3.53m)

Dining Room - 11'2" x 11'1" (3.4m x 3.38m)

Kitchen - 12'5" x 8'8" (3.78m x 2.64m)

Garden Room - 15'2" x 7'9" (4.62m x 2.36m)

Utility Room - 5'4" x 5' (1.63m x 1.52m)

Bedroom One - 12'2" x 11'1" (3.7m x 3.38m)



Bedroom Two - 11'7" x 11'1" (3.53m x 3.38m)

Bedroom Three - 9'7" x 8'9" (2.92m x 2.67m)

Family Bathroom

Agents Note - 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