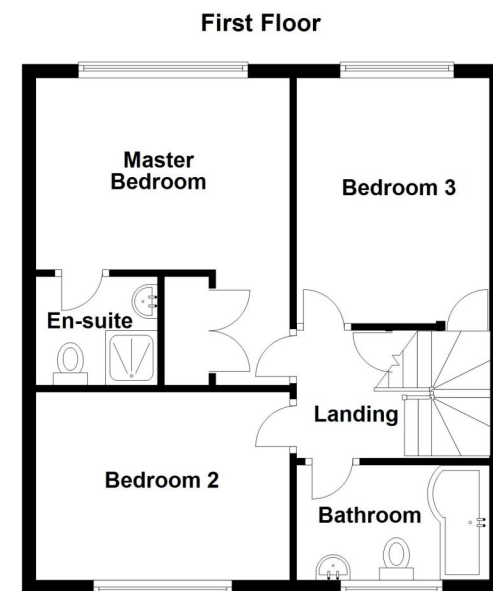
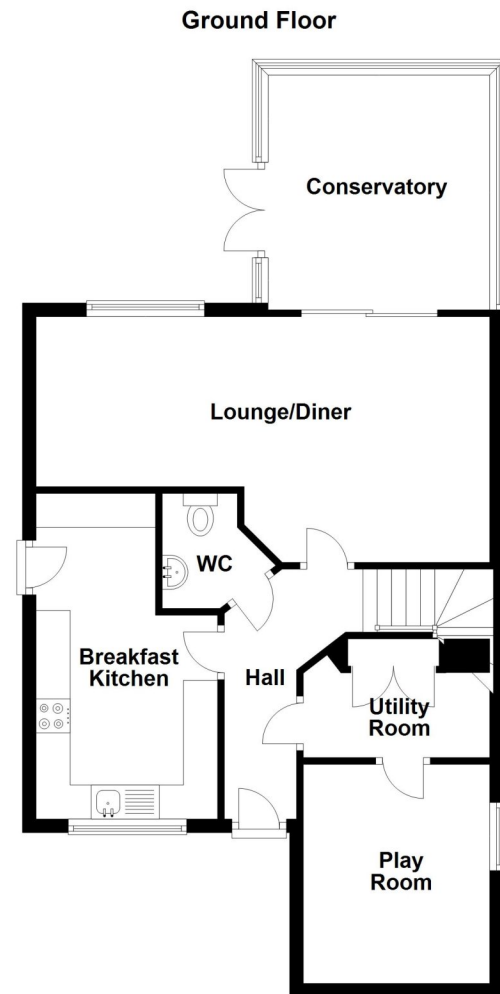


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



37 Oatfield Way, Heckington, Sleaford, Lincolnshire, NG34

£265,000 Freehold

This absolutely stunning Three Bedroom Detached Home is situated in the extremely sought after Village of Heckington, and positioned in an end of cul-de-sac position. On the ground floor, there is an extremely stylish and modern fitted Kitchen with ample storage, spacious Lounge with Conservatory off the back opening onto the garden, a Downstairs W/C, and door into what was the old garage, which has now been converted by the current vendor into a Utility & Study. To the first Floor, there are Three fantastic sized double Bedrooms, En-Suite to Master and Family Bathroom.

The property also benefits from UPVC double glazing, gas central heating, driveway for several cars and an enclosed south westerly facing rear garden that backs on to fields.

A viewing is highly advised.

CUL-DE-SAC POSITION | SOUGHT AFTER VILLAGE LOCATION | THREE DOUBLE BEDROOMS | STYLISH BATHROOMS | MODERN FITTED KITCHEN | VIEWS OVER OPEN FIELDS | IMMACULATEDLY PRESENTED | WELL MAINTAINED GARDEN | AMPLE PARKING



patio, radiator and power points.

Utility Room - 8'1" x 5'3" (2.46m x 1.6m) Having space for numerous appliances, built in storage cupboard.

Study - 10'7" x 8'1" (3.23m x 2.46m) Having window to the side aspect and spotlights to ceiling.

First Floor Landing - With loft access and airing cupboard.

Bedroom One - 12'2" x 14'9" (3.7m x 4.5m) Having UPVC windows to rear aspect, two double built in wardrobes, radiator, power points and television point.

En-Suite Shower Room - 5'9" x 5'7" (1.75m x 1.7m) Having a low level WC, vanity inset sink, fully tiled shower cubicle, UPVC window to side aspect and heated towel rail.

Bedroom Two - 12'2" x 9'8" (3.7m x 2.95m) With UPVC window to front aspect, radiator and power points.

Bedroom Three - 9'3" x 9'2" (2.82m x 2.8m) With UPVC window to rear aspect, radiator and power points.



Family Bathroom - Benefitting from a three piece suite comprising low level W/C, vanity inset sink, p shape bath with shower over, UPVC window to front aspect and heated towel rail.

Outside - To the front of the property there is a block paved driveway providing ample off street parking. The rear garden is a credit to the current owner, being immaculately maintained with a large paved patio area, garden shed, pergola, lawned area and fencing to all aspects, with views over the open fields.

ACCOMMODATION

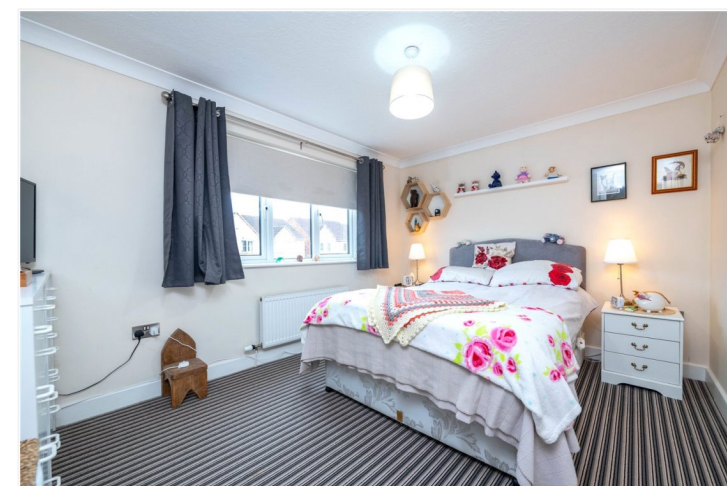
Entrance Hall - With UPVC door to front aspect, radiator, power points and stairs leading to the first floor landing.

Downstairs Cloakroom - Being fully tiled with a low level WC, hand wash basin with vanity unit, heated towel rail and extractor fan.

Kitchen - 13' x 11' (3.96m x 3.35m) This stunning modern fitted kitchen benefits from a range of base and eye level units with complementing work surface over, LED lighting under the cupboards, kick board lighting, built in fridge, washing machine and dishwasher, one and a half bowl sink, spotlights to ceiling, radiator, induction hob, electric oven with extractor over above, UPVC window to front aspect and part glazed UPVC door to side aspect.

Lounge/Diner - 21'10" x 11'11" (6.65m x 3.63m) With UPVC windows to rear aspect, UPVC patio doors to rear aspect into the conservatory, feature log burning stove, power points, TV point and radiator.

Conservatory - 10'6" x 11'5" (3.2m x 3.48m) Being of brick and UPVC construction with French doors to side aspect onto the



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C