

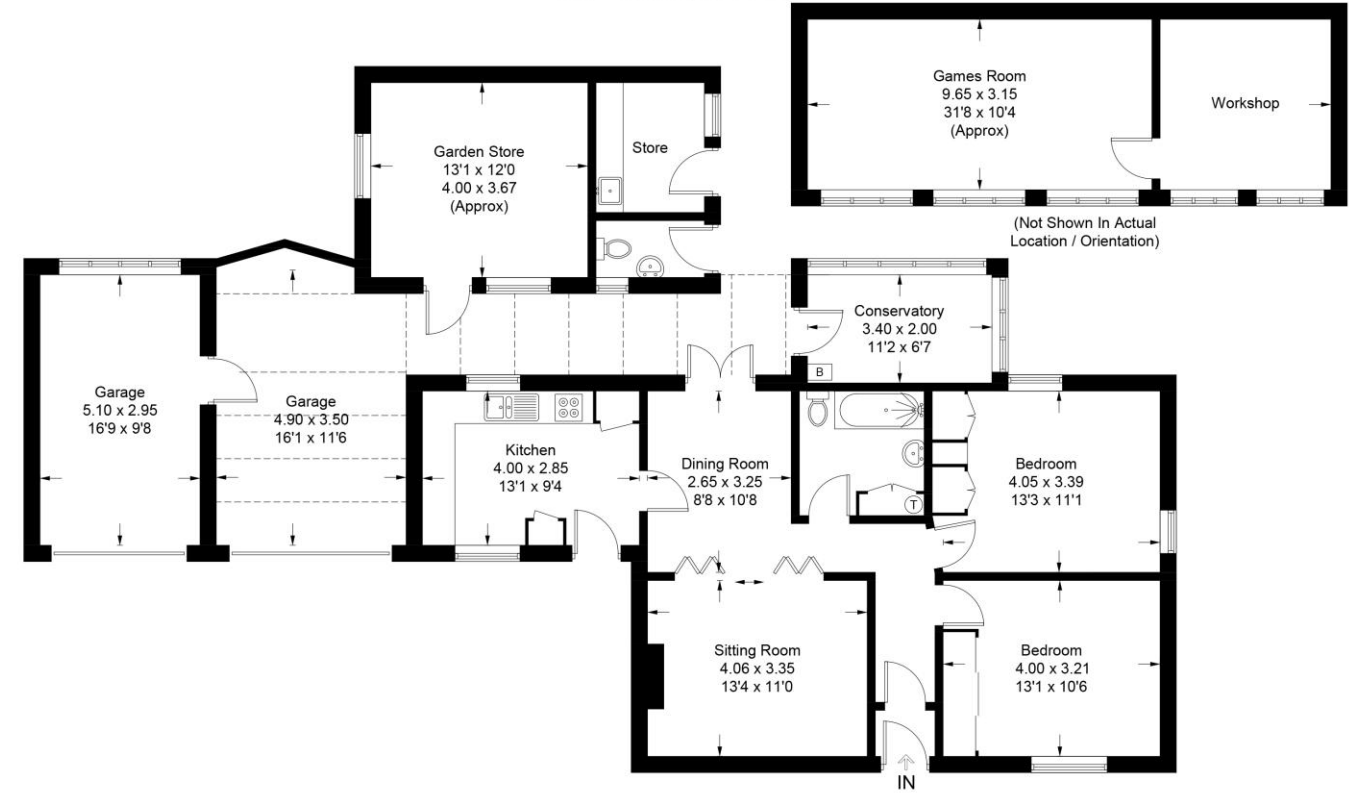
Eastgate, Heckington, Sleaford

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	57 D	
39-54	E		
21-38	F		
1-20	G		

21 Eastgate

Approximate Gross Internal Area = 83.5 sq m / 899 sq ft
Outbuilding = 52.9 sq m / 569 sq ft
Garage = 14.9 sq m / 160 sq ft
Total = 151.3 sq m / 1628 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



21 Eastgate, Heckington, Sleaford, Lincolnshire, NG34 9RB

£165,000 Freehold

NO CHAIN Winkworth are pleased to offer for sale this Two Bedroom Detached Bungalow sitting on a HUGE plot in the heart of the popular village of Heckington.

Two Bedroom Detached Bungalow | Popular Village of Heckington | Huge Plot | Off Road Parking | Various Outbuildings and Workshops | Fantastic Amenities | No Onward Chain

Winkworth

Winkworth

See things differently.

See things differently.

Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

winkworth.co.uk/sleaford

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any

DESCRIPTION

The accommodation comprises of Entrance Hall, Lounge, Kitchen, Two Bedrooms & Family Bathroom.

There are numerous outbuildings and workshops which could be converted in self-contained living areas subject to the necessary permissions. There is also a large oversized garage with parking to the front of the property.

The rear garden is of particular note, being principally laid to lawn and being unusually large considering the proximity to the centre of Heckington.

The property is located in the popular village of Heckington, which offers a range of amenities within easy reach including shops, pubs/restaurant, railway station, and a reputable doctors surgery.

A viewing is highly recommended to appreciate the size and position of this rarely available opportunity.

ACCOMMODATION

Entrance Hall

Sitting Room - 13'4" x 11' (4.06m x 3.35m)

Dining Room - 8'8" x 10'8" (2.64m x 3.25m)

Kitchen - 13'1" x 9'4" (4m x 2.84m)

Conservatory - 11'2" x 6'7" (3.4m x 2m)

Bedroom One - 13'3" x 11'1" (4.04m x 3.38m)

Bedroom Two - 13'1" x 10'6" (4m x 3.2m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

