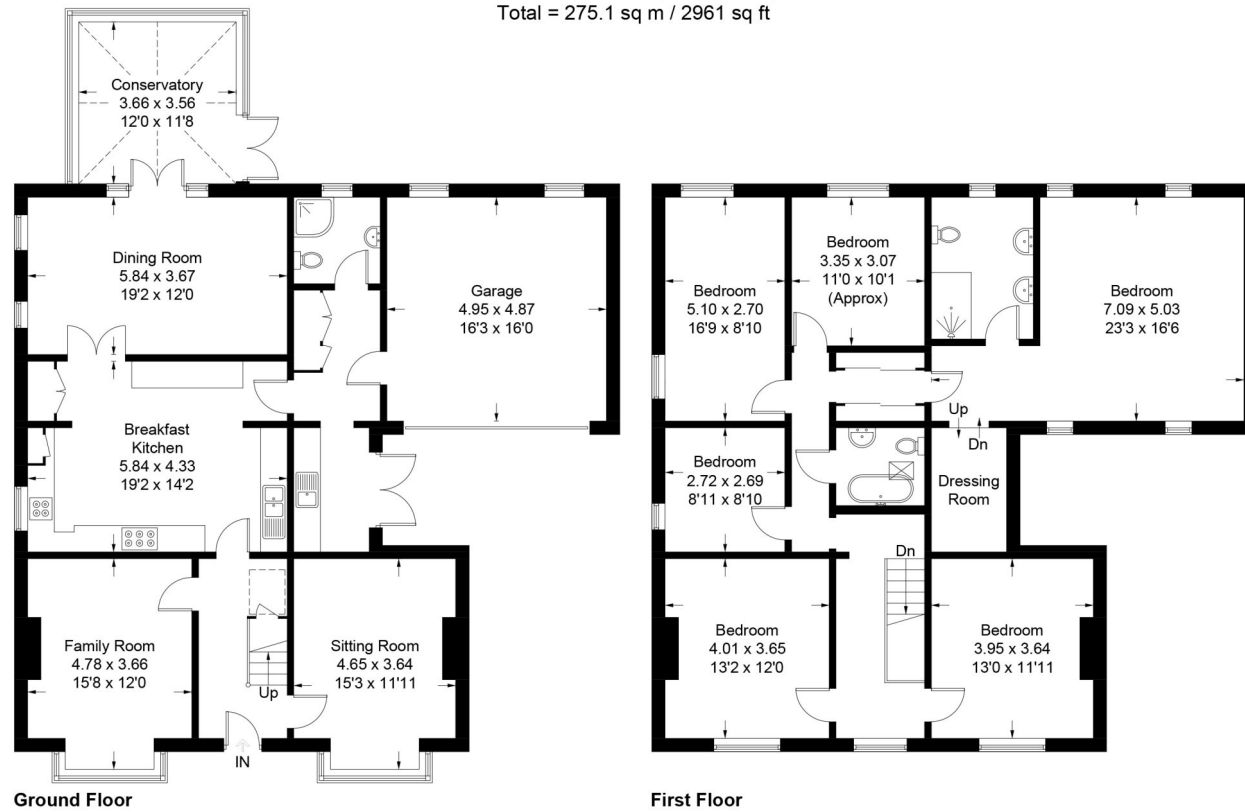


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

31 Kyme Road

Approximate Gross Internal Area
 Ground Floor = 146.3 sq m / 1575 sq ft
 First Floor = 128.8 sq m / 1386 sq ft
 Total = 275.1 sq m / 2961 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.



Cranbrook House, 31 Kyme Road, Heckington, Lincolnshire, NG34 9RS

£499,950 Freehold

Winkworth are delighted to offer for sale this EXTENDED Six Bedroom Detached Family Home boasting just under 3000 sqft of accommodation.

The accommodation comprises of Entrance Hall, Sitting Room, Family Room, Breakfast/Kitchen, Dining Room, Conservatory, Utility Room, Downstairs Shower Room, Six Well Proportioned Bedrooms, En-Suite to Master, Dressing Room to Master, Family Bathroom & an integral Double Garage.

Fantastic Sized Plot | Large Rear Garden | Ample Parking | Double Garage | Extended Family Home | Double Fronted | Numerous Character Features | Six Bedrooms | Well Proportioned Accommodation | En-Suite & Dressing Room to Master | Four Reception Rooms | Popular Village Location



To the front of the property, there is a large block paved driveway offering ample off street parking for up to five vehicles leading to the Integral Double Garage. The rear garden is of particular note, being principally laid to lawn, non-overlooked with edged borders well stocked with established plants, trees and shrubs. There is a large paved patio area, fencing to all aspects, outside light and outside tap.

The Breakfast Kitchen is a fantastic size which benefits from a bespoke fitted Kitchen with ample base & eye level units with granite work surfaces.

The extension to the property provides this Home with flexible living accommodation with the benefit of having a Downstairs Shower Room & Utility Room & a door into the Garage which could be converted to create a separate self-contained living area subject to the necessary permissions.

Heckington is an extremely popular village with easy access to Sleaford, Lincoln & Boston via the A17, and offers a range of amenities within easy reach including shops, pubs/restaurant, railway station, and a reputable doctors surgery.

A property of this calibre and size is rarely available, a viewing is highly recommended.



ACCOMMODATION

Entrance Hall

Sitting Room - 15'3" x 11'11" (4.65m x 3.63m)

Family Room - 15'8" x 12' (4.78m x 3.66m)

Breakfast Kitchen - 19'2" x 14'2" (5.84m x 4.32m)

Dining Room - 19'2" x 12' (5.84m x 3.66m)

Conservatory - 12' x 11'8" (3.66m x 3.56m)

Downstairs Shower Room

Utility Room

Bedroom One - 23'3" x 16'6" (7.09m x 5.03m)

En-Suite Shower Room

Dressing Room to Master

Bedroom Two - 13'2" x 12' (4.01m x 3.66m)

Bedroom Three - 13' x 11'11" (3.96m x 3.63m)

Bedroom Four - 16'9" x 8'10" (5.1m x 2.7m)

Bedroom Five - 11' x 10'1" (3.35m x 3.07m)

Bedroom Six - 8'11" x 8'10" (2.72m x 2.7m)

Family Bathroom

Double Garage - 16'3" x 16' (4.95m x 4.88m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D