



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) A                                     |         | 90                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 41      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |



### Fen Farm

Approximate Gross Internal Area = 247.4 sq m / 2663 sq ft  
Garage = 30.5 sq m / 328 sq ft  
Outbuilding = 56.2 sq m / 605 sq ft  
Total = 334.1 sq m / 3596 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.



## Fen Farm, Side Bar Lane, Heckington Fen, Lincolnshire, NG34 9LY

£625,000 Freehold

This stunning former farmhouse, dating back to the late 1800s, has been expertly refurbished to create a spacious and modern family home. Thoughtfully extended over the years, it seamlessly blends historic character with contemporary comfort. The main house features a triple-aspect living room, with south-facing French doors opening out onto the garden, offering beautiful views of the surrounding countryside.

Recently refurbished former farmhouse dating to the late 1800s. | | Self-contained two-bedroom annex, ideal for multi-generational living or letting. | | Spacious triple aspect living room with south-facing garden doors. | | Over 18 ft. triple aspect Kitchen/Dining Room | | Five well-sized bedrooms, including a dual-aspect Master Bedroom | | Contemporary family bathroom and fully-tiled downstairs shower room. | | Nearly an acre of L-shaped Land, fenced gardens with mature trees. | | Separate outbuilding with two workshops and a sunroom. | | Driveway with parking for multiple cars and tandem garage. | | Located near Heckington, with excellent amenities and transport links.



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See things differently.



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DESCRIPTION

The over 18 ft. triple-aspect kitchen dining room provides a spacious area for family meals, while a formal dining room and a dual-aspect utility/boot room offer extra functional spaces. A large, fully-tiled shower room downstairs adds further convenience.

The property includes Four well-sized bedrooms, with the main bedroom benefiting from dual aspect windows, a period fireplace, and a fitted wardrobe. Upstairs, the contemporary family bathroom with a bath, washbasin, and WC, along with a second WC and eaves storage, further enhance the home's liveability.

A self-contained two-bedroom annex, known as "Poppy Cottage," adjoins the main house and offers a versatile living space. Perfect for multi-generational living or as a successful holiday let, the annex features a spacious living and dining room with a rustic-style multi-fuel burning stove, a fully equipped kitchen, and a shower room. The annex can be accessed internally from the main house or via its own external entrance.

Set in a peaceful rural location, the property sits within nearly an acre of L-shaped gardens, fully enclosed by timber shiplap fencing. These beautiful gardens offer a mix of trees, shrubs, lawns, and paved and decked areas, including a pergola, making it ideal for outdoor living and entertaining. The addition of a new greenhouse and summerhouse enhances the outdoor space, allowing for plenty of opportunities to enjoy the natural surroundings. A separate outbuilding, divided into two workshop spaces and a sunroom, offers additional versatile space, which could be used as a hobby area or simply to relax and enjoy the sunsets.

In addition to the impressive living areas, the property features ample parking with a driveway that accommodates numerous cars, and a separate tandem garage for two vehicles. The large grounds and adaptable outbuilding provide options for various uses, whether as storage, workspace, or even stabling for animals. The peaceful setting offers stunning views and a sense of tranquillity, with open fields surrounding the property and plenty of space to enjoy nature.

The property is ideally located just outside the village of Heckington, which offers a range of amenities, including shops, schools, and a train station with direct services to Grantham. From Grantham, fast trains to London take around an hour, making this property ideal for commuters. The village is home to the famous Heckington Windmill, along with local pubs, restaurants, and a community swimming pool. Heckington also hosts the well-known Heckington Show, a popular event that celebrates the area's agricultural heritage.

This versatile property is perfect for a variety of living arrangements, whether for a family home, multi-generational living, or as an investment opportunity with the successful holiday let annex. With its spacious living areas, expansive gardens, and ideal location, this home offers the perfect blend of rural charm and modern convenience. The opportunity to enjoy outdoor living in a peaceful countryside setting, while being well-connected to local amenities and transport links, makes this property a truly special find.



ACCOMMODATION

**Kitchen/Dining Room** - 18'3" x 13'1" (5.56m x 4m)

**Dining Room** - 12'8" x 9'2" (3.86m x 2.8m)

**Lounge** - 21'7" x 12'10" (6.58m x 3.9m)

**WC**

**Utility Room** - 11'6" x 10'5" (3.5m x 3.18m)

**Bedroom 2** - 14'10" x 9'6" (4.52m x 2.9m)

**Bedroom 3** - 14'10" x 10'4" (4.52m x 3.15m)

**Lounge/Dining Room** - 16'9" x 15'10" (5.1m x 4.83m)

**Shower Room**

**Kitchen** - 11'10" x 7'11" (3.6m x 2.41m)

**Bedroom 1** - 14' x 9'5" (4.27m x 2.87m)

**Bedroom 4** - 13'2" x 9'7" (4.01m x 2.92m)

**Bedroom 5** - 13'1" x 13'1" (4m x 4m)

**Bedroom 6** - 12'10" x 8'2" (3.9m x 2.5m)

**Bathroom**

**WC**

**Workshop** - 36'10" x 16'5" (11.23m x 5m)

**Garden Room** - 7'8" x 7'2" (2.34m x 2.18m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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