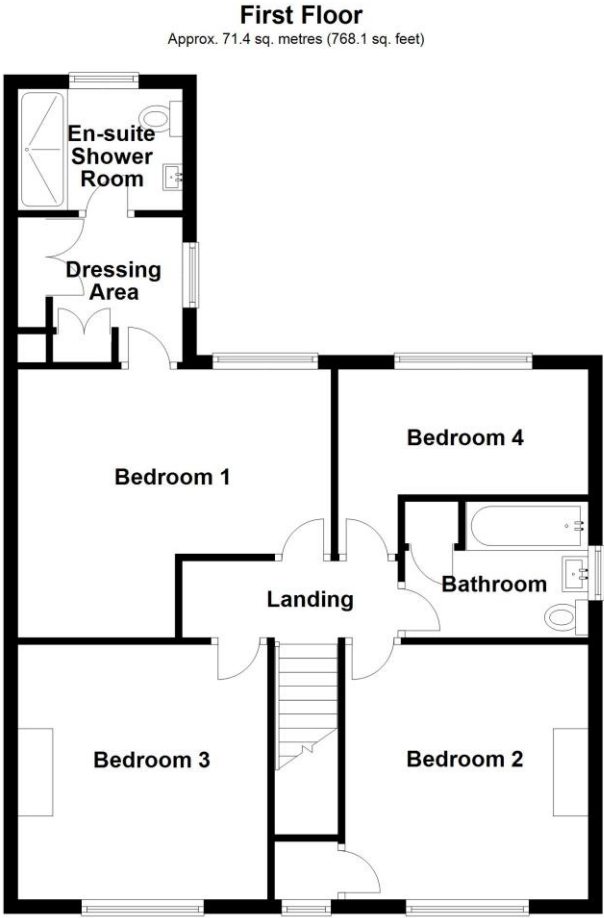
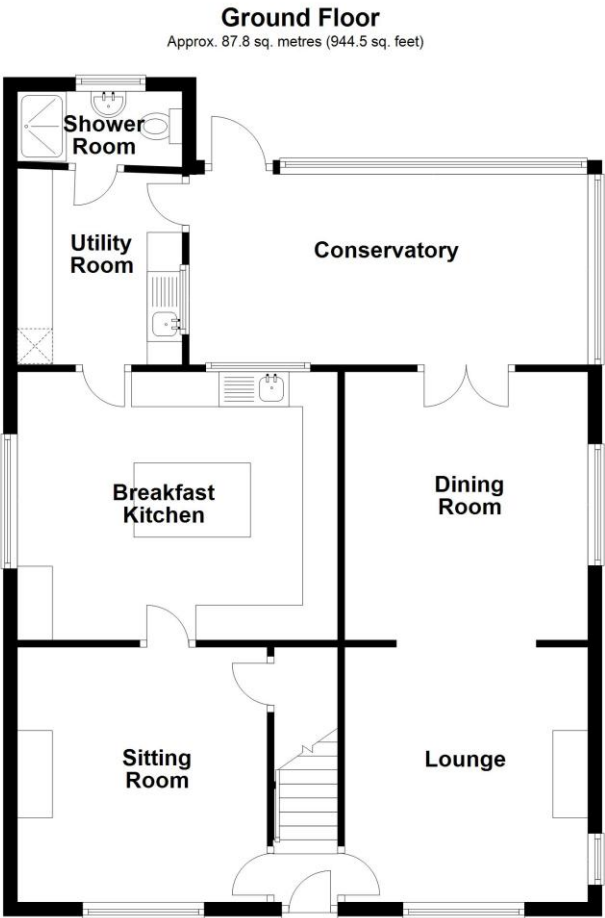


Cowgate, Heckington, Sleaford

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		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 159.1 sq. metres (1712.6 sq. feet)



5 Cowgate, Heckington, Sleaford, Lincolnshire, NG34 9RL

£425,000 Freehold

Winkworth are delighted to present this immaculately well-presented and deceptively spacious detached Victorian family home, ideally located in the heart of the ever-popular village of Heckington.

Four bedrooms, master with en-suite and dressing room | Stylish kitchen with island | Two reception rooms plus conservatory & dining room | Utility room, family bathroom & two shower rooms | Garage, driveway parking & generous garden | Central village location with superb amenities



See things differently.



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DESCRIPTION

The accommodation offers an excellent balance of character and practicality. On the ground floor there are two inviting reception rooms, a generous dining room, and a bright conservatory overlooking the garden. The well-fitted breakfast kitchen includes an island and range cooker, with the added benefit of a separate utility room and a ground floor shower room.

Upstairs, the master bedroom enjoys its own dressing area and en-suite shower room, while three further bedrooms are all well proportioned and served by a family bathroom.

Outside, the property sits on a good-sized plot with a long driveway providing off-road parking for several vehicles, a detached garage, and an enclosed rear garden which is ideal for outdoor entertaining.

Heckington is a thriving and much sought-after village, well known for its annual Heckington Show. Local amenities include a range of shops, cafés and pubs, a Co-op supermarket, highly regarded primary school, doctors’ surgery, and its own railway station with links to Sleaford, Lincoln and Grantham.

ACCOMMODATION

Lounge - 11'11" x 11'5" (3.63m x 3.48m)

Sitting Room - 12'7" x 11'5" (3.84m x 3.48m)

Kitchen/Breakfast Room - 14'10" x 12'11" (4.52m x 3.94m)

Dining Room - 11'11" x 11'7" (3.63m x 3.53m)

Utility Room - 9'3" x 0' (2.82m x 0m)

Conservatory - 15'3" x 8'11" (4.65m x 2.72m)

Bedroom One - 14'10" x 12'11" (4.52m x 3.94m)

Dressing Room - 7'10" x 6'9" (2.4m x 2.06m)

En-suite bathroom

Bedroom Two - 12' x 11'6" (3.66m x 3.5m)

Shower Room



Bedroom Three - 12' x 11'9" (3.66m x 3.58m)

Bedroom Four - 11'5" x 5'9" (3.48m x 1.75m)

Family Bathroom

Detached Garage

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D