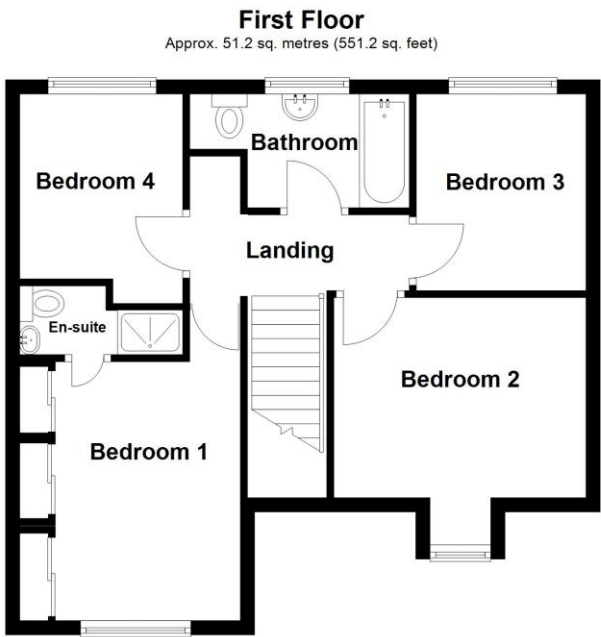
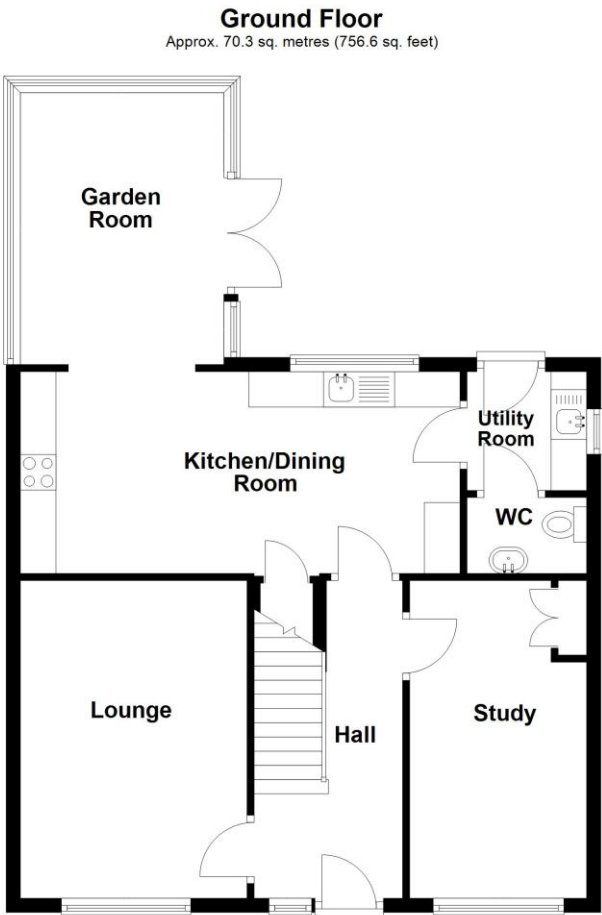




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 121.5 sq. metres (1307.8 sq. feet)



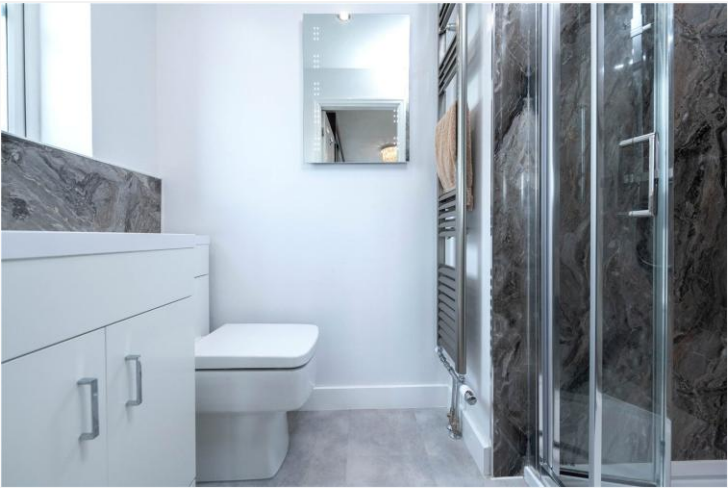
4 Barley Close, Heckington, Lincolnshire, NG34 9UZ

£345,000 Freehold

Set within a quiet cul-de-sac position, this immaculately presented four-bedroom detached family home offers a generous and flexible layout. The property is complemented by a triple width driveway and low-maintenance frontage, with gated side access leading to a beautifully landscaped rear garden.

Inside, the accommodation is spacious and stylish. The entrance hall leads through to a bright and welcoming lounge, while a separate study (former garage) providing a quiet space ideal for working from home. To the rear of the property, a superb open-plan kitchen and dining area forms the heart of the home, complete with sleek modern units, integrated appliances, and ample room for family dining. This stunning Kitchen flows seamlessly into a large garden room with views of the rear garden, this space is perfect for entertaining or relaxing.

Four Bedroom Detached Home | Cul-de-sac Position | Popular Village Location | Stylish open-plan Kitchen/Diner | Spacious Garden Room | Immaculately Presented Throughout | Stunning Garden | Master Bedroom With En-Suite | Stylish Bathrooms | Lounge & Study | Triple Driveway



DESCRIPTION

Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom includes a modern en-suite shower room and built-in wardrobes with mirrored sliding doors. The remaining bedrooms have been re-decorated recently with new flooring in neutral tones. There is a contemporary family bathroom fitted with a full-sized bath and stylish marble-effect walls.

The rear garden is a true highlight. It is beautifully maintained and enjoys a good degree of privacy. A spacious patio area provides the perfect setting for outdoor dining, with a large lawn bordered by mature trees and well-stocked flowerbeds, along with two storage sheds and a dedicated BBQ space.

Additional features include a utility room, ground floor WC, and a total internal area of approximately 1300 sq ft.. This is a beautifully finished and presented home, and a viewing is highly advised!

ACCOMMODATION

- Entrance Hall
- Lounge - 14'8" x 10'5" (4.47m x 3.18m)
- Kitchen Diner - 20'3" x 9'4" (6.17m x 2.84m)
- Garden Room - 12'7" x 9'5" (3.84m x 2.87m)
- Utility Room - 5'6" x 4'9" (1.68m x 1.45m)
- WC
- Study
- Bedroom 1 - 14'4" x 10'2" (4.37m x 3.1m)
- En-suite
- Bedroom 2 - 11'5" x 9'3" (3.48m x 2.82m)
- Bedroom 3 - 9'1" x 7'9" (2.77m x 2.36m)
- Bedroom 4 - 7'8" x 7'7" (2.34m x 2.3m)

Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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