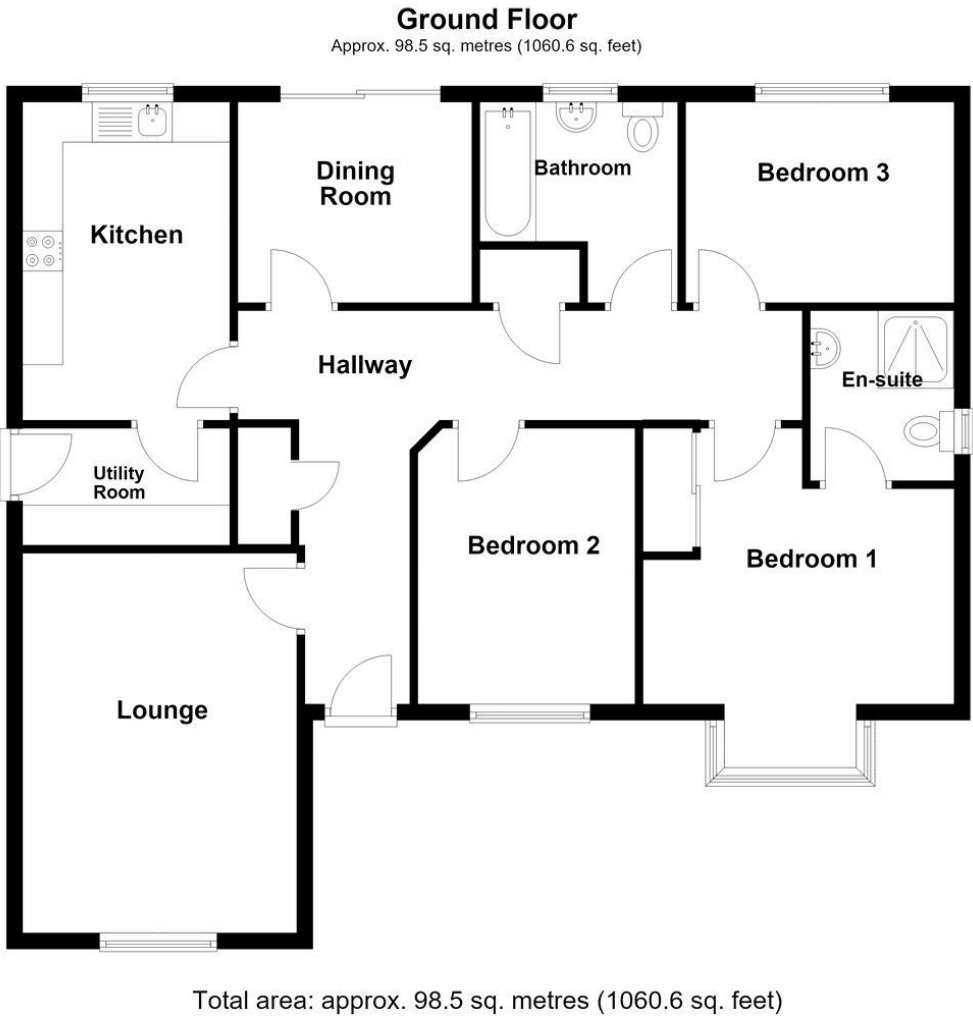


Colby Way, Heckington, Sleaford

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		
69-80	C		79 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		



8 Colby Way, Heckington, Sleaford, Lincolnshire, NG34 9UR

£275,000 Freehold

****NO ONWARD CHAIN**** This well-proportioned three bedroom detached bungalow offers spacious and versatile accommodation throughout, benefitting from a generous plot, driveway parking and a detached single garage.



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See things differently.

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See things differently.

Three Bedroom Detached Bungalow | No Onward Chain | Spacious Lounge With Feature Fireplace | Dining Room With Sliding Doors | Master Bedroom With En-Suite | Family Bathroom With Three Piece Suite | Generous Enclosed Rear Garden | Ample Parking | Detached Single Garage | Well-Proportioned Accommodation

DESCRIPTION

The accommodation is arranged around a central hallway and includes a spacious lounge with feature fireplace, along with a separate dining room which enjoys sliding doors opening directly onto the rear garden. The fitted kitchen provides a good range of wall and base units with ample worktop space, while a separate utility room offers further practical storage, a sink and access outside.

There are three well-sized bedrooms, with the master bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by the family bathroom, fitted with a three piece suite including a bath.

Outside, the property is set back behind a lawned frontage with a driveway providing off-road parking and access to the detached single garage. To the rear is a particularly generous enclosed garden, predominantly laid to lawn with established shrubs and planting around the boundaries, providing plenty of space for seating, entertaining or further landscaping.

Overall, this is a spacious detached bungalow with a practical layout, three good bedrooms, two bathrooms and excellent outside space, offering plenty of potential for a buyer to put their own stamp on the property.

ACCOMMODATION

Kitchen - 8'5" x 13'2" (2.57m x 4.01m)

Utility Room - 8'9" x 5'2" (2.67m x 1.57m)

Lounge - 11'3" x 15'7" (3.43m x 4.75m)

Dining Room - 10'3" x 9' (3.12m x 2.74m)

Bathroom - 6'7" x 9' (2m x 2.74m)

Ensuite - 5'2" x 6'1" (1.57m x 1.85m)

Bedroom 1 - 11'4" x 11'6" (3.45m x 3.5m)

Bedroom 2 - 8'6" x 11'6" (2.6m x 3.5m)

Bedroom 3 - 9'5" x 9' (2.87m x 2.74m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

