

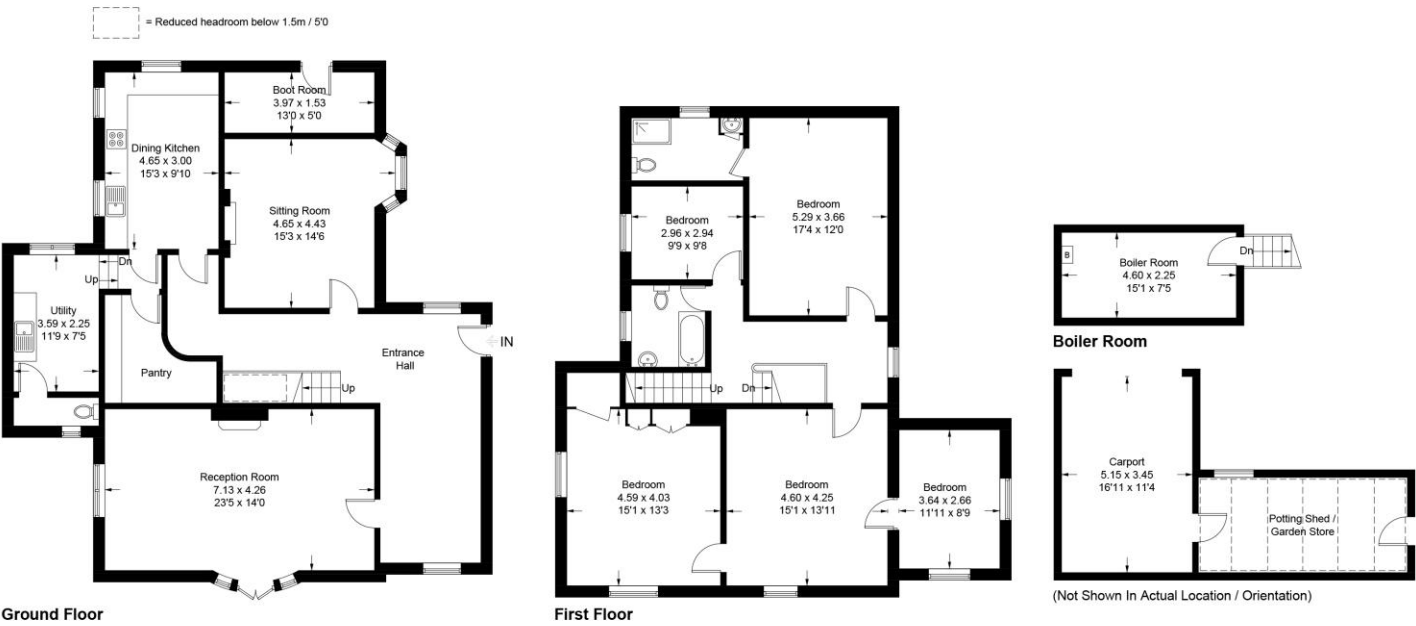
St. Andrews Street, Heckington,
Sleaford

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.

EPC TO FOLLOW

1 St. Andrews Road

Approximate Gross Internal Area
Ground Floor = 123.8 sq m / 1332 sq ft
First Floor = 103.3 sq m / 1112 sq ft
Boiler Room = 11.6 sq m / 125 sq ft
Total = 238.7 sq m / 2569 sq ft
(Excluding Carport / Potting Shed / Garden Store)



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.



1 St. Andrews Street, Heckington, Sleaford, Lincolnshire, NG34 9RE

£500,000 Freehold

Winkworth are delighted to offer for sale this substantial period home of delightful character, occupying a prime position beside the historic church in the sought-after village of Heckington.

Substantial period home beside Heckington's historic church. | Over 2,500 sq. ft. with five bedrooms, two receptions & large kitchen/breakfast room. | Retains character features including high ceilings, fireplaces & tiled flooring. | Mature walled gardens with terraces and outbuildings, set behind gated entrance. | Requires modernisation a rare opportunity to create a bespoke family home in a thriving, well-connected village.

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DESCRIPTION

Extending to over 2,500 sq. ft., this attractive detached house offers five generous bedrooms, two elegant reception rooms, and a large kitchen/breakfast room, all showcasing period features such as high ceilings, fireplaces and decorative tiled flooring.

Set behind a gated entrance, the property sits within mature walled gardens with lawns, terraces, and useful outbuildings.

While the house now requires sympathetic modernisation, it presents a rare and exciting opportunity to create a truly individual family home, blending timeless character with contemporary comforts.

Perfectly placed within walking distance of local shops, pubs, primary school, and the renowned Heckington Windmill, with excellent rail and road links, this is a unique chance to secure a historic home in one of Lincolnshire’s most vibrant and well-connected villages.

ACCOMMODATION

Entrance Hall

Reception Room - 23'5" x 14' (7.14m x 4.27m)

Sitting Room - 15'3" x 14'6" (4.65m x 4.42m)

Boot Room - 13' x 5' (3.96m x 1.52m)

Dining Kitchen - 15'3" x 9'10" (4.65m x 3m)

Utility Room - 11'9" x 7'5" (3.58m x 2.26m)

W.C

Pantry

First Floor Landing

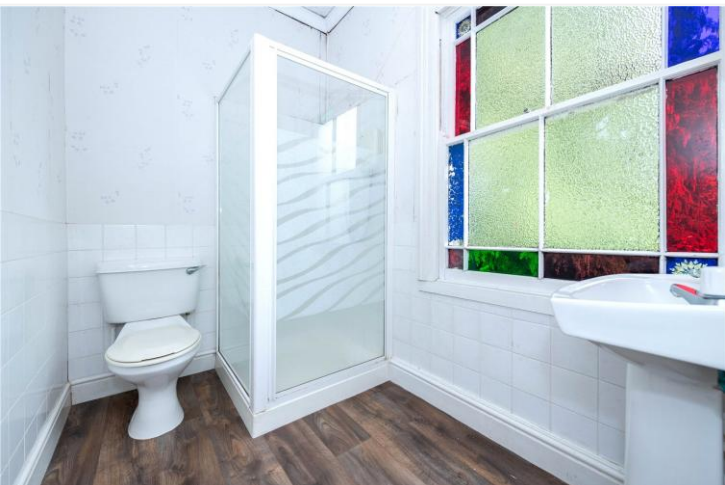
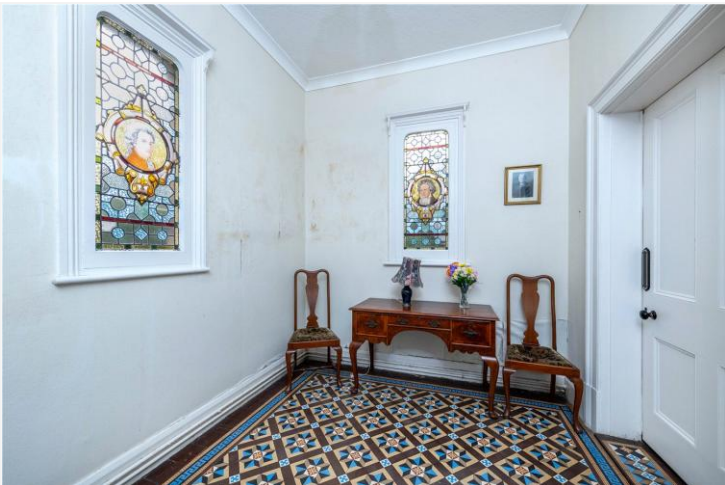
Bedroom One- 17'4" x 12' (5.28m x 3.66m)

En-Suite

Bedroom Two- 15'1" x 13'11" (4.6m x 4.24m)

Bedroom Three- 15'1" x 15'3" (4.6m x 4.65m)

Bedroom Four- 11'11" x 8'9" (3.63m x 2.67m)



Bedroom Five- 9'9" x 9'8" (2.97m x 2.95m)

Family Bathroom

Boiler Room - 15'1" x 7'5" (4.6m x 2.26m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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