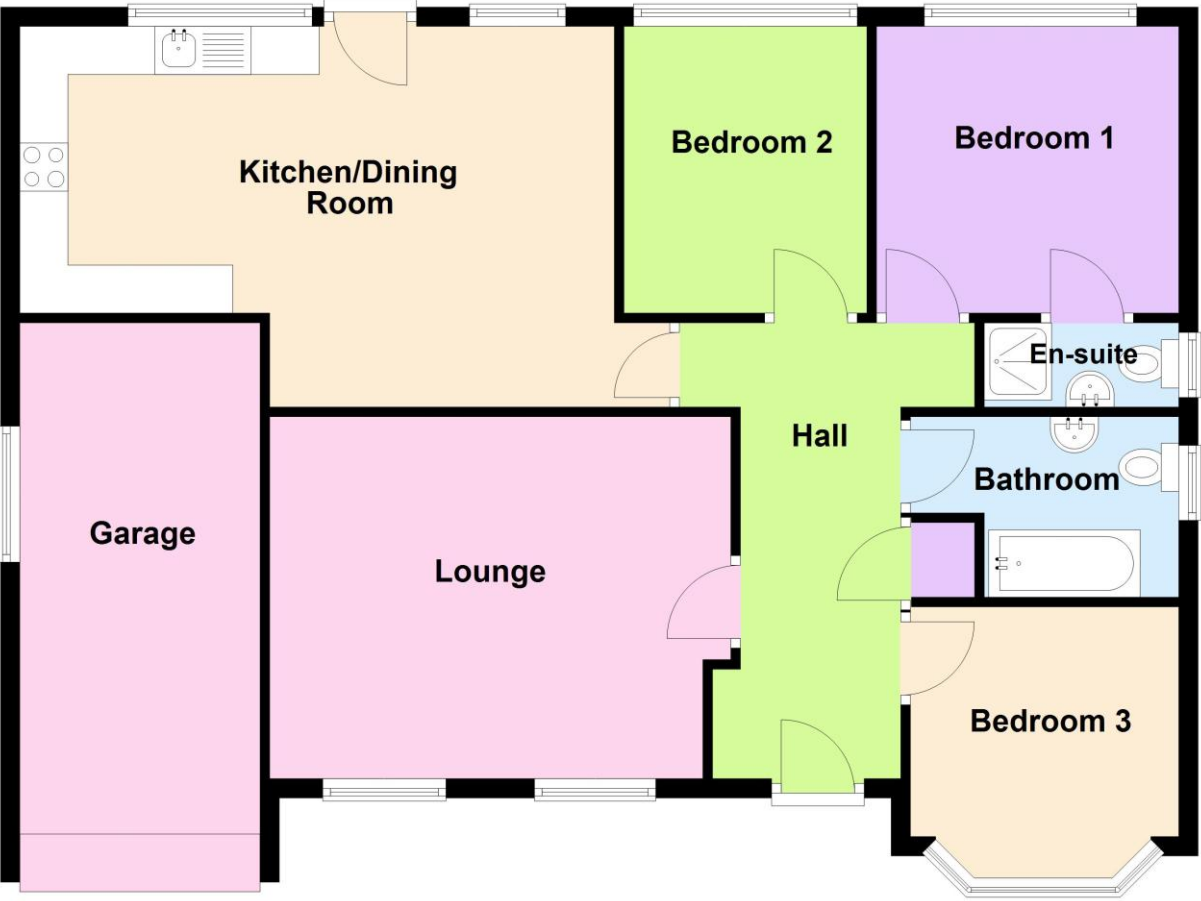


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



33 Burton Road, Heckington, Sleaford, Lincolnshire, NG34 9QR

£285,000 Freehold

**\*NO CHAIN\*** This Three Bedroom detached Bungalow is offered for sale with the benefit of no onward chain, and sits on the edge of the popular village of Heckington.

The rear garden is a fantastic selling point, being south facing, non-overlooked and it wraps round the side of the Bungalow, offering the opportunity to extend, subject to the necessary permissions.

The accommodation comprises of Entrance Hall, Lounge, Kitchen/Diner, Three Double Bedrooms, En-Suite to Master, Family Bathroom and a Garage.

Heckington is an extremely popular village with easy access to Sleaford, Lincoln & Boston via the A17, and offers a range of amenities within easy reach including shops, pubs/restaurant, railway station, and a reputable doctors surgery.

NO CHAIN | AMPLE PARKING | LARGE WRAP AROUND GARDEN | OVERLOOKING FIELDS TO THE REAR | THREE DOUBLE BEDROOMS | EN-SUITE TO MASTER | LARGE KITCHEN/DINER | SPACIOUS ACCOMMODATION | GARAGE | POPULAR VILLAGE LOCATION | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING





**LOCAL AUTHORITY**  
North Kesteven District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C



**ACCOMMODATION**

**Entrance Hall**

**Lounge** - 14'7" x 12'4" (4.45m x 3.76m)

**Kitchen Dining Room** - 17'8" x 13'1" (5.38m x 4m)

**Bedroom 1** - 10'4" x 10' (3.15m x 3.05m)

**En-suite** - 7'3" x 2'9" (2.2m x 0.84m)

**Bedroom 2** - 10' x 8'3" (3.05m x 2.51m)

**Bedroom 3** - 9'2" x 7'10" (2.8m x 2.4m)

**Bathroom** - 9'2" x 6'2" (2.8m x 1.88m)

**Garage**

**Agents Note** - Please note that the property backs onto a trainline.

