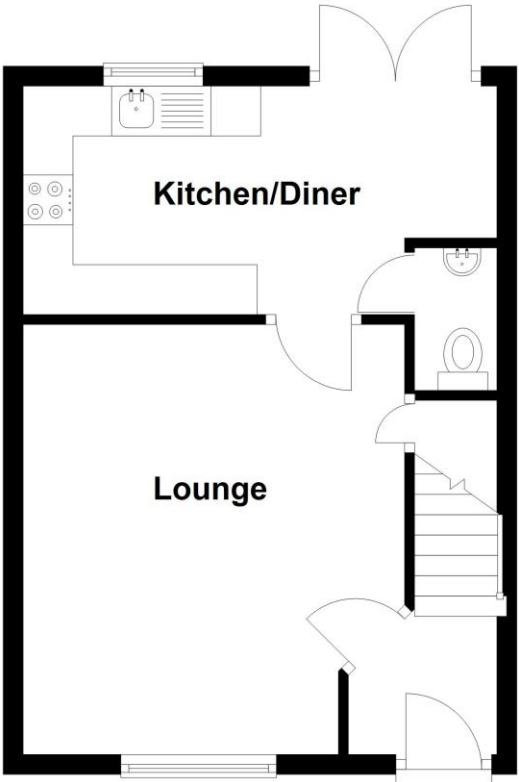


Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

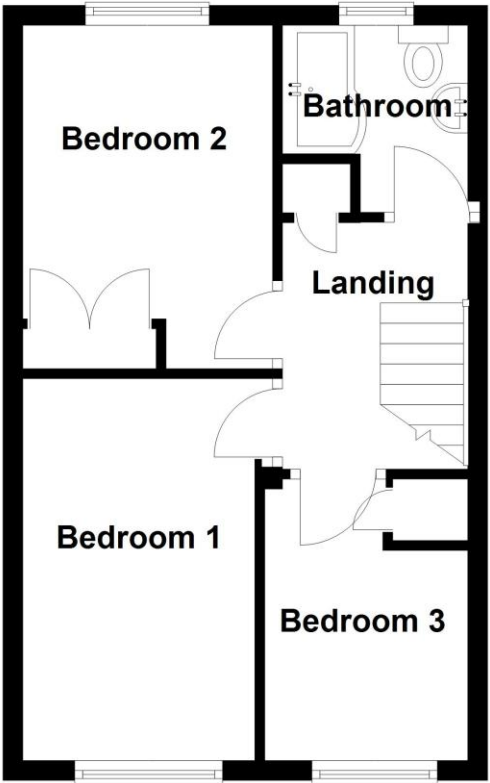
Ground Floor

Approx. 31.9 sq. metres (343.8 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



Total area: approx. 64.9 sq. metres (699.0 sq. feet)



10 Pell Close, Heckington, Sleaford, Lincolnshire, NG34 9WJ

£225,000 Freehold

Positioned at the head of a quiet cul-de-sac on a popular development in the sought-after village of Heckington, this well-presented three-bedroom end-terrace home, built in 2018, would make an ideal purchase for first-time buyers or small families. The property is conveniently located within easy reach of the village centre and its excellent range of amenities.

Modern Town House Built in 2018 | Beautifully Presented Throughout | Three Generously Sized Bedrooms | Close to Village Centre Location | Cul De Sac Position | Downstairs WC | Kitchen/Diner | Block Paved Driveway | Enclosed Rear Garden



Inside, the entrance hall leads into a lounge which opens through to the spacious kitchen diner, perfect for modern family living. The kitchen offers plenty of space for dining and entertaining, with integrated appliances and patio doors opening out to the rear garden. There is also a useful downstairs WC accessed from the kitchen area.

Upstairs, there are two good-sized double bedrooms and a single bedroom. There is also a modern three piece suite Family Bathroom.

Outside, the property offers two allocated parking spaces to the front. The enclosed rear garden can be accessed from the side or directly from the kitchen diner and is mainly laid to lawn with a patio seating area.

Heckington is a thriving village offering a railway station, a much-loved working windmill, complete with its own micro-brewery. The home benefits from gas central heating and uPVC double glazing throughout.

Viewings are highly recommended to appreciate everything this lovely home has to offer.



ACCOMMODATION

Entrance Hall

Living Room - 14'11" x 12'5" (4.55m x 3.78m)

Kitchen Diner - 15'7" x 10'8" (4.75m x 3.25m)

Downstairs Cloakroom

Bedroom 1 - 13'4" x 12'7" (4.06m x 3.84m)

Bedroom 2 - 13'4" x 12'6" (4.06m x 3.8m)

Bedroom 3 - 9'3" x 6'11" (2.82m x 2.1m)

Family Bathroom

Agents Note - The vendor has advised that a service charge of approximately £100 a year applies.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

