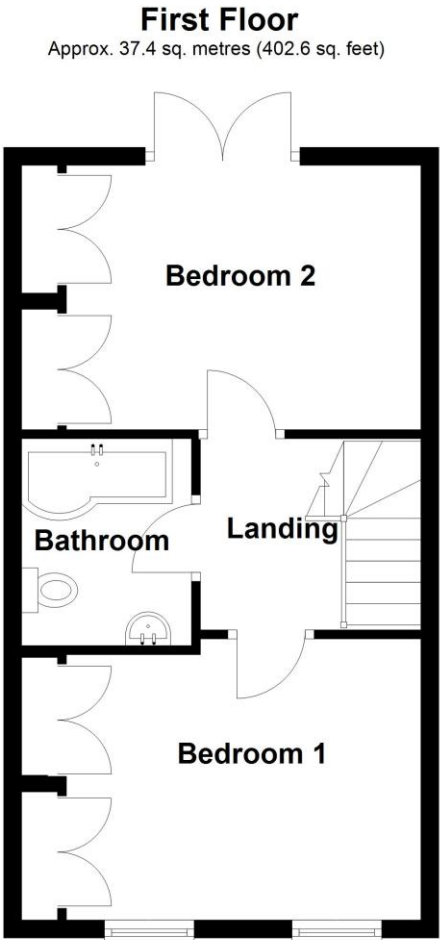
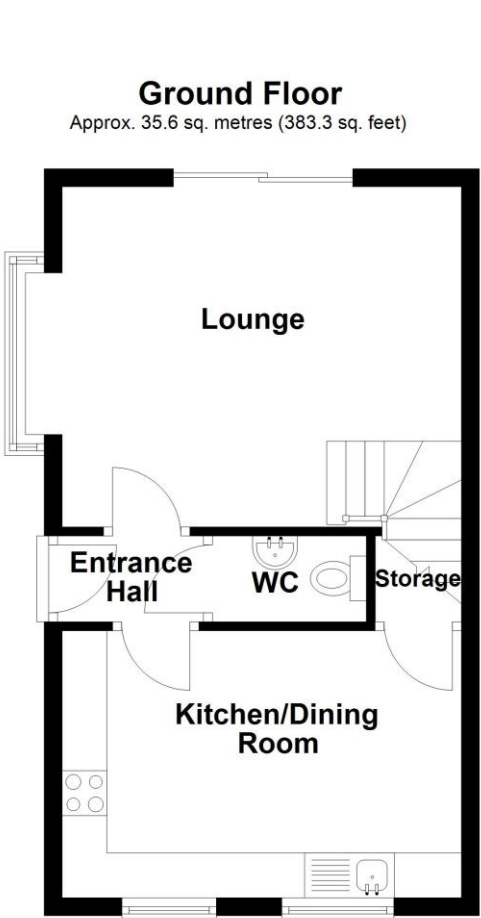


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E 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



Total area: approx. 73.0 sq. metres (785.9 sq. feet)

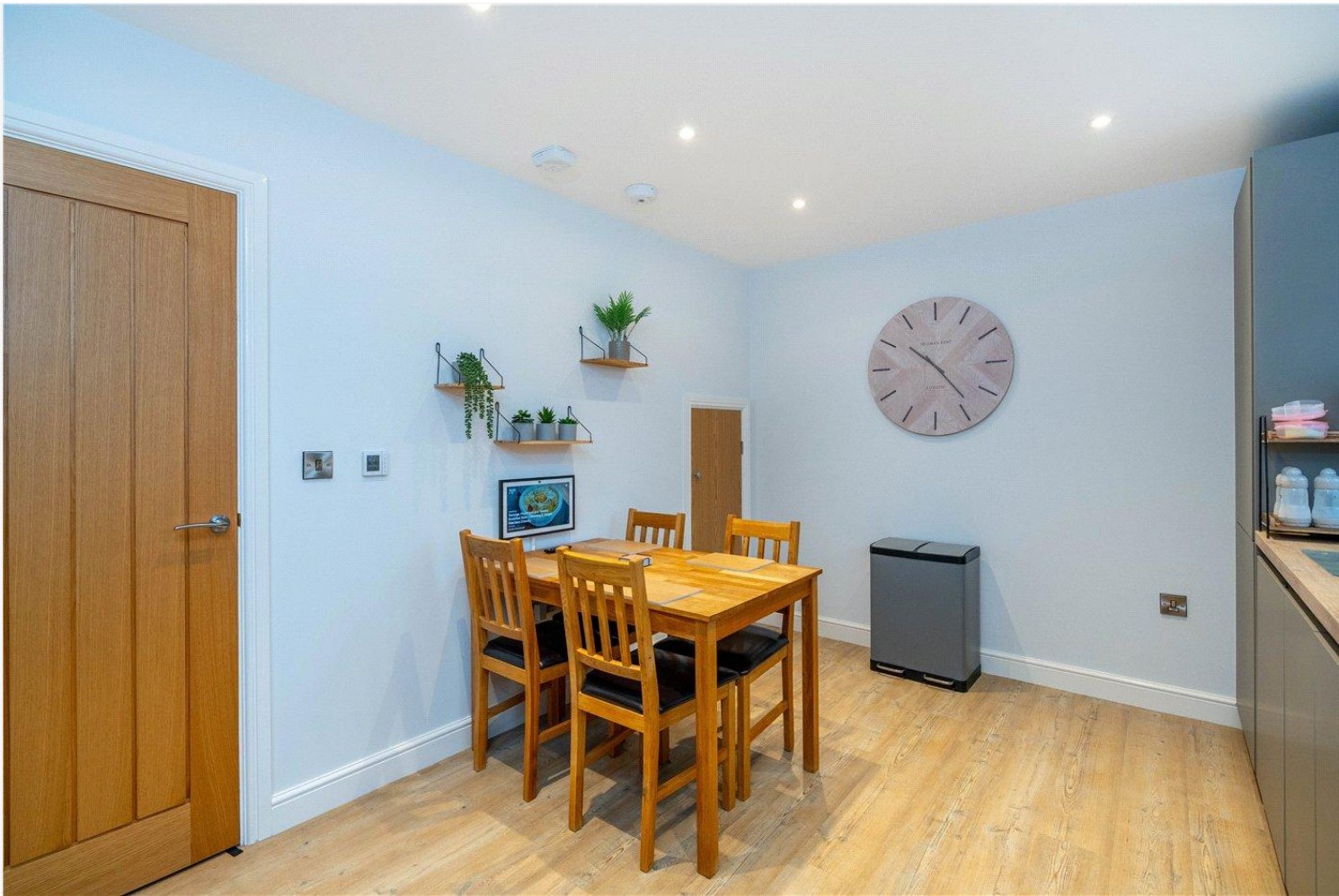


### 34 Dickinson Road, Heckington, Lincolnshire, NG34 9WT

£205,000 Freehold

We are delighted to offer for sale this beautifully presented modern Two Bedroom Semi-Detached Home, which has been extremely well maintained by the current owners.

BUILT BY CHANCEOPTION HOMES | FULLY FITTED GERMAN ENGINEERED KITCHEN | INTEGRATED APPLIANCES | TWO DOUBLE BEDROOMS | LOUNGE WITH BI-FOLDING DOORS | UNDERFLOOR HEATING | BLOCKED PAVED DRIVEWAY | WESTERLY ASPECTED GARDEN | IMMACULATE THROUGHOUT | BUILT IN WARDROBES TO BOTH BEDROOMS



## ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge - 14'11" x 12'8" (4.55m x 3.86m)

Kitchen/Diner - 14'11" x 10'2" (4.55m x 3.1m)

Bedroom One - 14'11" x 10'2" (4.55m x 3.1m)

Bedroom Two - 14'11" x 9'7" (4.55m x 2.92m)

Family Bathroom - 8' x 5'9" (2.44m x 1.75m)

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

A

## DESCRIPTION

To the side of the property is a block paved driveway boasting parking for 2 vehicles. To the rear of the property, there is a large paved patio area, lawned area with edged borders and a timber shed to the rear. It is also enclosed to all aspects with fencing with a side gate.

Internally the property benefits from a German engineered RotPunkt Kitchen with built in appliances including washer/dryer, gas hob, fridge freezer and double electric oven. There is underfloor heating downstairs and radiators upstairs.

The accommodation comprises of Entrance Hall, Downstairs W/C, Kitchen/Diner, Lounge with Bi-folding doors, Two Double Bedrooms, one with a Juliet balcony overlooking the garden, built in wardrobes to both, and a Family Bathroom.

Come and have a look!

