



Total area: approx. 151.1 sq. metres (1626.1 sq. feet)



## Tithe Barn, 14 St Andrews Street, Heckington, NG34 9RE

Offers Over £450,000 Freehold

Nestling in the centre of the highly desirable village of Heckington, Tithe Barn is a stone built detached period home with a substantial garden to the front and a secluded side patio. The property has a long history of involvement in the villages historic past, being one of the oldest buildings in the whole of Heckington. Recent improvements to the property include a refurbishment to the windows, a newly fitted boiler and a York stone paved patio to the side of the property. This charming property oozes character throughout and is situated just a stone's throw from the village centre. A viewing is highly advised.

Village Centre Location | One of the oldest properties in Heckington | Charming Stone Property | Five Bedrooms | Master Bedroom Suite | Extremely Popular Village

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ACCOMMODATION

**Reception Hallway** - Approached by a hardwood entrance door, having solid wood flooring, staircase to 1st floor and radiator.

**Living Room** - 15'5" x 12'9" (4.7m x 3.89m) Window to front aspect, french doors with full height glazed side windows to side aspect leading to secluded patio, gas powered log burning style stove on flag stone hearth, beamed ceiling, wall lights, exposed stone wall, television point.

**Dining Room** - 15'9" x 10'9" (4.8m x 3.28m) being dual aspected with windows to front and rear aspects, solid wood flooring, radiator.

**Kitchen Dining Room** - 15'3" x 8'6" (4.65m x 2.6m) Windows to front and side aspects, door to side elevation, fitted with bespoke range of shaker style base and eye level units with bevel edged work top over, 5 ring gas hob, ceramic sink, floor standing gas fired boiler, radiator.

**Landing** - Staircase rises from Reception Hallway to 1st floor landing having window to rear aspect, radiator.

**Bedroom** - 15'1" x 10'6" (4.6m x 3.2m) Windows to front and side aspects, fitted with a bank of wardrobes with sliding doors, radiator.

**Bedroom** - 10'3" x 9'6" (3.12m x 2.9m) Window to front aspect, wood effect flooring, radiator.

**Bedroom** - 9'5" x 9'2" (2.87m x 2.8m) Having windows to front and side aspect, wood effect flooring, radiator.

**Bathroom** - Window to rear aspect, fitted with a 3 piece suite comprising panelled bath with mixer shower over, close coupled WC, pedestal hand wash basin, feature heated towel radiator, half ceramic tiled walling.

**Stair well** - Having window to front aspect, fitted with a range of bedroom furniture, dog leg stair case to top floor.



**Master Suite** - 33' x 9'8" (10.06m x 2.95m) having 3 velux roof lights, window to side aspect, television and telephone points, radiator. Currently used as a bedroom and sitting room.

**En-Suite** - Velux roof light, fitted with a 3 piece suite comprising ceramic tiled shower cubicle with mains fed shower, close coupled WC, pedestal hand wash basin, radiator, eaves storage.

**Outside** - The property boasts a tucked away position within the heart of the village, approached by a shared gravelled driveway which extends to a private gravelled driveway leading to the side of the plot and then leading to a paved area. The paved area is beside the house and ideal for caravan or motor home. The garden is principally laid to a generous lawn with well proportioned and established shrub and flower beds attracting many different types of wild life. To the side is a secluded patio seating area made with flag stones believed to be from the original dwelling, with shrub and slate chipped border.

**Garage** - 21'2" x 15'7" (6.45m x 4.75m) With sliding doors and window to rear aspect, personal door and window to side aspect, light and power point.

**Agents Note** - Please be advised that the photos on this advertisement were taken in March 2021.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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