

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor  
Approx. 92.8 sq. metres (998.7 sq. feet)



Total area: approx. 92.8 sq. metres (998.7 sq. feet)



## 1 Lambourne Way, Heckington, Lincolnshire, NG34 9TT

£265,000 Freehold

Winkworth are delighted to offer for sale this lovely Three Bedroom Detached Bungalow overlooking farmland to the rear.

The accommodation comprises of Entrance Hall, Cloakroom, Lounge, Kitchen/Breakfast Room, Conservatory, Three Well Proportioned Bedrooms and a Wet Room.

Come and have a look!

Views Over Fields | Separate Cloakroom | Three Double Bedrooms | Large Conservatory | Low Maintenance Rear Garden | Village With Amenities





### ACCOMMODATION

**Entrance Hall** - Having UPVC door to front aspect, airing cupboard, loft access, radiator, power points and coving to ceiling.

**Cloakroom** - Having opaque glazed UPVC window to side aspect, raised W/C, hand wash basin, radiator and tiled walls.

**Lounge** - 12'8" x 11'6" (3.86m x 3.5m) Having UPVC bay window to front aspect, adam style fireplace with marble hearth and wooden surround, TV point, radiator, power points and coving to ceiling.

**Kitchen/Breakfast Room** - 14'1" x 11'3" (4.3m x 3.43m) Benefitting from a range of base eye level units with bevelled edge worktop over, stainless steel sink, space for fridge freezer, space and plumbing for washing machine, gas hob with extractor over, electric oven, wall mounted gas fire boiler, power points, radiator, coving to ceiling and UPVC window to rear aspect.

**Conservatory** - 15'7" x 9'5" (4.75m x 2.87m) Being of brick and UPVC construction with a pitched polycarbonate roof, power points and French doors to rear garden.



**Bedroom One** - 14'9" x 8'4" (4.5m x 2.54m) Having UPVC window to front aspect, radiator, power points, built in double wardrobes with overhead storage and coving to ceiling.

**Bedroom Two** - 9'9" x 8'9" (2.97m x 2.67m) Having UPVC window to rear aspect, radiator, power points and coving to ceiling.

**Bedroom Three** - 15'2" x 8'5" (4.62m x 2.57m) Having UPVC window to front aspect, radiator, power points and coving to ceiling.

**Shower Room** - Benefitting from a hand wash basin, raised w/c, mains fed shower, fully tiled walls, radiator, shaver point, extractor fan and UPVC window to rear aspect.



**Outside** - To the front of the property there is a block paved driveway offering off street parking. The front garden is laid to low maintenance gravel and paving, with a paved pathway leading to the front door. There are also numerous established plants, trees and shrubs. The rear garden is westerly aspected and laid to low maintenance paving with edged borders well stocked with established plants and shrubs. The garden boasts views over fields and is enclosed by fencing to all aspects. There is an outside light and an outside tap.

**Agents Note** - The property backs onto a trainline.

### LOCAL AUTHORITY

North Kesteven District Council

### TENURE

Freehold

### COUNCIL TAX BAND

C

