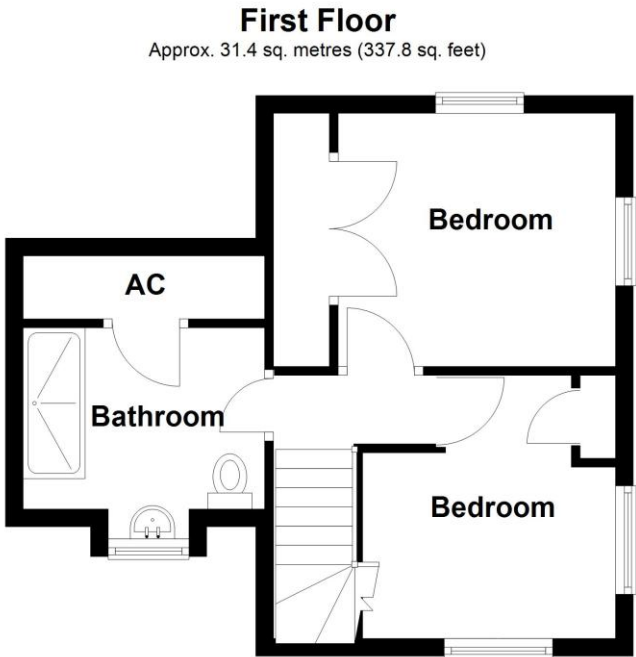
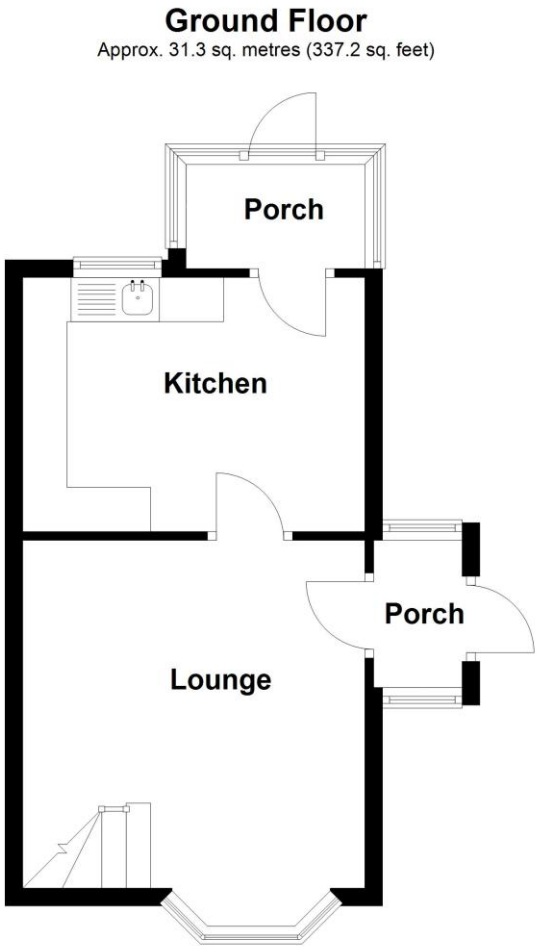


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 62.7 sq. metres (675.0 sq. feet)



3 Royal Oak Court, Heckington, Lincolnshire, NG34 9QQ

£165,000 Freehold

This charming semi-detached home is located close to the heart of the popular village of Heckington.

The property features an Entrance Porch leading into a spacious Lounge with a bay window, and stairs to the first floor. The kitchen is a lovely modern fitted Kitchen with base and wall units, and includes a range of freestanding appliances. A Rear Porch provides access to the enclosed rear garden.

TWO DOUBLE BEDROOMS | OFF STREET PARKING | VILLAGE CENTRE LOCATION | LARGE FAMILY BATHROOM | LOUNGE WITH BAY WINDOW | MODERN KITCHEN | WELL PRESENTED THROUGHOUT | CLOSE TO AMENITIES



Upstairs, there are two well-proportioned bedrooms, both with built-in wardrobes, and a generously sized bathroom with a three-piece suite and large airing cupboard.

Outside, the property benefits from block-paved off-road parking and a private rear garden with a patio, edged borders well stocked with established plants and shrubs, and an outside tap.



ACCOMMODATION

Entrance Porch

Living Room - 12'11" x 12'8" (3.94m x 3.86m)

Kitchen - 12'8" x 9'5" (3.86m x 2.87m)

Rear Porch

Bedroom - 10'3" x 9'5" (3.12m x 2.87m)

Bedroom Two - 9'10" x 9'5" (3m x 2.87m)

Family Bathroom - 9' x 6'9" (2.74m x 2.06m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

