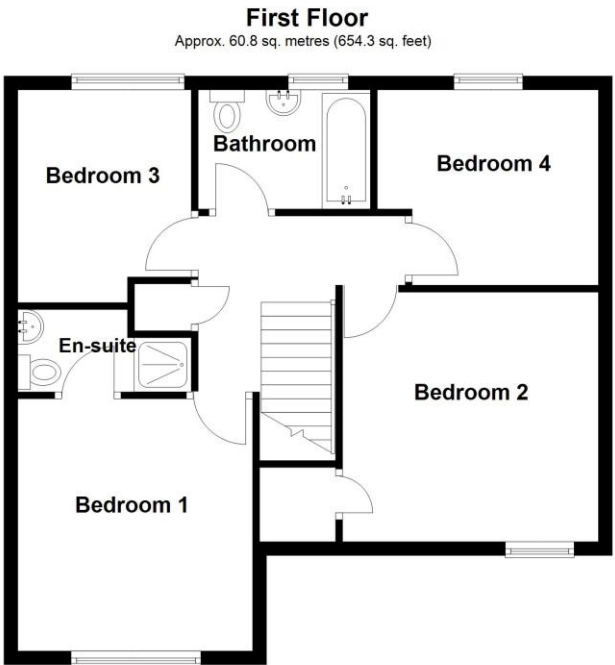
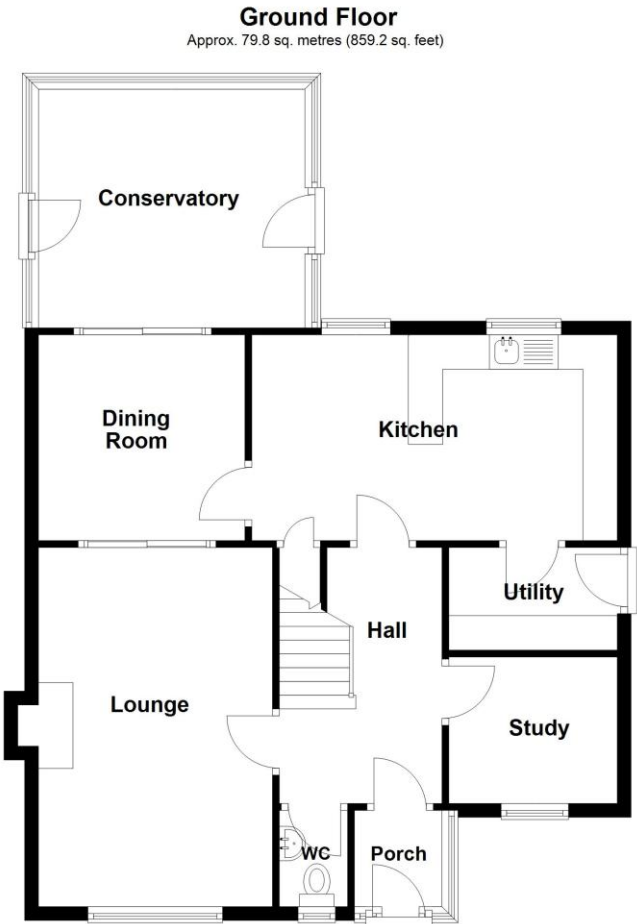


Mayflower Drive, Heckington, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 140.6 sq. metres (1513.5 sq. feet)



3 Mayflower Drive, Heckington, Sleaford, Lincolnshire, NG34 9UX

£385,000 Freehold

Located in the popular and well-served village of Heckington, this impressive four-bedroom detached property offers spacious, well-appointed accommodation throughout and sits on a generous, low-maintenance plot with ample parking and a detached double garage.



Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

winkworth.co.uk/sleaford

See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any



See things differently.

DESCRIPTION

The property is approached via a sweeping gravelled driveway providing extensive off-street parking. A detached double garage with an up-and-over door and power which sits to the side, offering excellent storage or workshop space. The gardens are beautifully presented and landscaped with ease of upkeep in mind, featuring gravel beds, mature planting, and paved walkways to both front and rear.

Internally, the home is approximately 1,500 sq. ft. Upon entering through the porch, you are welcomed into a spacious hallway that leads through to the principal reception areas. To the front of the house is a generously sized lounge, leading through to the dining area with doors that open into a bright and airy conservatory, ideal for year-round enjoyment with views over the private rear garden.

The kitchen is well-equipped and fitted with a range of traditional oak-style units, complementary countertops, a breakfast bar, and integrated appliances including a gas hob and double oven. There is a separate utility room with external access, as well as a downstairs WC and a useful study positioned at the front of the house, ideal for home working or use as a playroom.

Upstairs, the first floor offers four well-proportioned bedrooms. The master bedroom features a private en-suite shower room. The remaining three bedrooms are served by a family bathroom with a three-piece suite and a shower over the bath.

This is a fantastic opportunity to acquire a move-in-ready family home in a quiet, residential area within walking distance of local amenities, including a primary school, train station, doctors' surgery, and village shops.

Early viewing is highly recommended to appreciate the space, layout, and condition of this delightful home.

ACCOMMODATION

Porch

Lounge - 17'2" x 11'2" (5.23m x 3.4m)

Dining Room - 9'10" x 9'10" (3m x 3m)

Kitchen - 17'5" x 9'10" (5.3m x 3m)

Utility Room

Study - 8' x 7' (2.44m x 2.13m)

WC



Conservatory

Bedroom 1 - 12' x 11'2" (3.66m x 3.4m)

Ensuite Bathroom

Bedroom 2 - 12'2" x 11'11" (3.7m x 3.63m)

Bedroom 3 - 10'2" x 8'3" (3.1m x 2.51m)

Bedroom 4 - 10'6" x 9'4" (3.2m x 2.84m)

Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D