

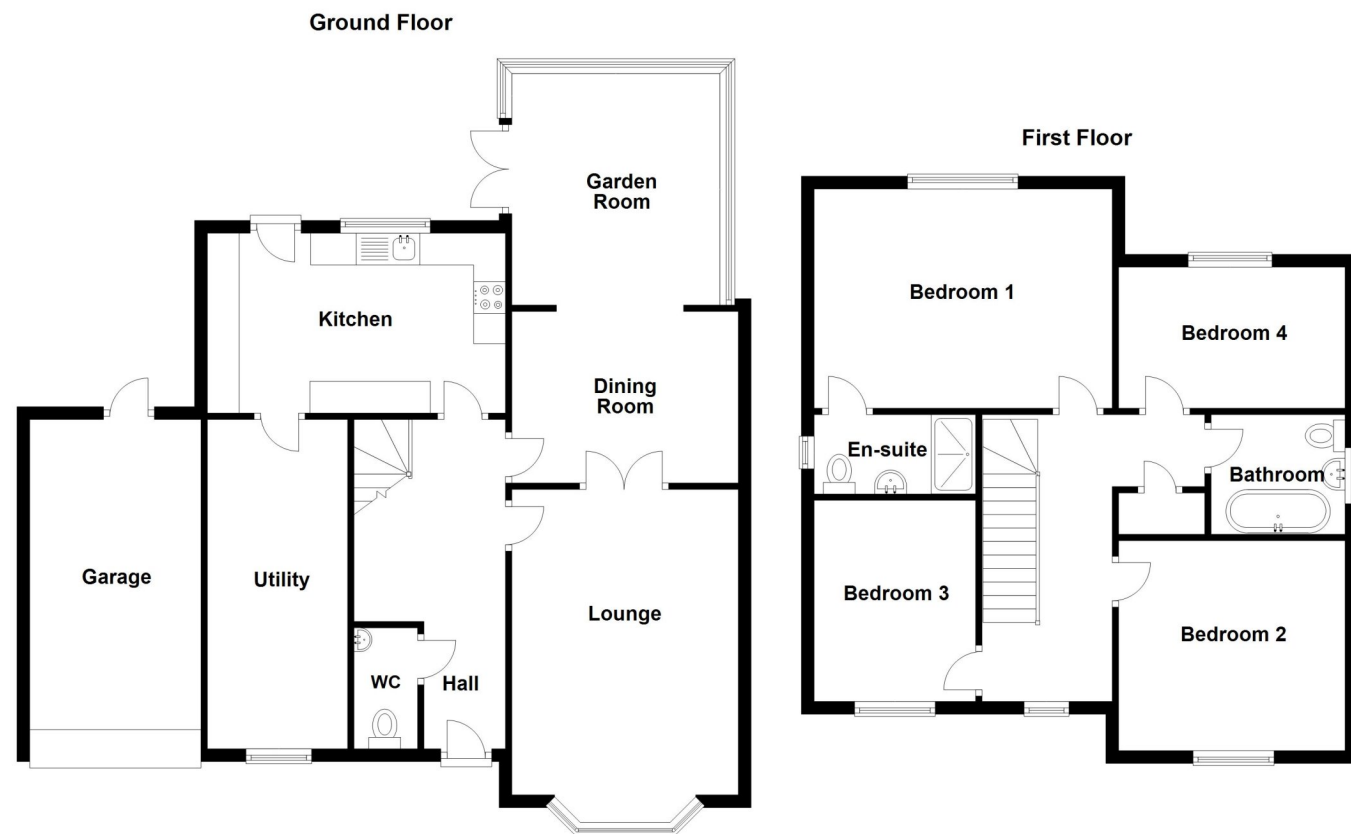
Bramley Close, Heckington, Sleaford

Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



20 Bramley Close, Heckington, Sleaford, Lincolnshire, NG34

£350,000 Freehold

Winkworth are proud to offer for sale this stunning Four Bedroom Detached Family Home which is immaculately presented throughout. Internally, the property has been modernised to a high specification throughout with the benefit of a lovely modern Kitchen with ample worktop & storage space with a solid wood worktop, ceramic sink and integrated appliances. The Garden Room is the perfect area to sit and enjoy the sun with a solid roof, French doors to the side aspect and an opening back into the Dining Room. The previous owners had converted one of the Garages into a Utility Room with even more worktop space and storage, along with a cloak cupboard and window to the front aspect.

DETACHED FAMILY HOME | AMPLE PARKING | EXTREMELY WELL MAINTAINED GARDEN | FIELD VIEWS TO THE REAR | SOUTH FACING GARDEN | IMMACULATEDLY PRESENTED THROUGHOUT | STUNNING KITCHEN WITH SOLID WOOD WORKTOP | STYLISH BATHROOMS | GARDEN ROOM | POPULAR VILLAGE LOCATION



More exciting features about the property include a log burning stove in the Lounge, solid wood flooring, a newly fitted En-Suite Shower Room and a stunning Family Bathroom with free standing roll top bath.

To the front of the property, there is a block paved and gravelled driveway offering off street parking for two to three vehicles. There is access to the rear via a side gate. The rear garden is of particular note, being non overlooked, south facing and boasting far reaching field views. The garden is principally laid to lawn with edged borders well stocked with numerous established plants, trees and shrubs. There is a summer house which boasts power and lighting, and currently houses a luxurious Hot Tub which could be available by separate negotiation.

The accommodation comprises of Entrance Hall, Living Room, Dining Room, Kitchen, Garden Room, Utility, Downstairs Cloakroom, Four well-proportioned Bedrooms, En-Suite to Master, Family Bathroom and a Garage. The property is located in the popular village of Heckington, which offers a range of amenities within easy reach including shops, pubs/restaurant, railway station, and a reputable doctors surgery.



ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Living Room - 15'9" x 11'8" (4.8m x 3.56m)

Dining Room - 11'8" x 8'11" (3.56m x 2.72m)

Kitchen - 15'5" x 9'3" (4.7m x 2.82m)

Garden Room - 11'11" x 10'9" (3.63m x 3.28m)

Utility - 17'1" x 7'8" (5.2m x 2.34m) .

Bedroom One - 15'5" x 11'4" (4.7m x 3.45m)

En-Suite Shower Room

Bedroom Two - 11'8" x 10'7" (3.56m x 3.23m)

Bedroom Three - 10'5" x 8'4" (3.18m x 2.54m)

Bedroom Four - 11'8" x 7'1" (3.56m x 2.16m)

Family Bathroom

Garage - 17'1" x 8'10" (5.2m x 2.7m)

Summer House - 17'10" x 8'5" (5.44m x 2.57m)

Agents Note - We have to make people aware that the property backs onto a trainline.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D