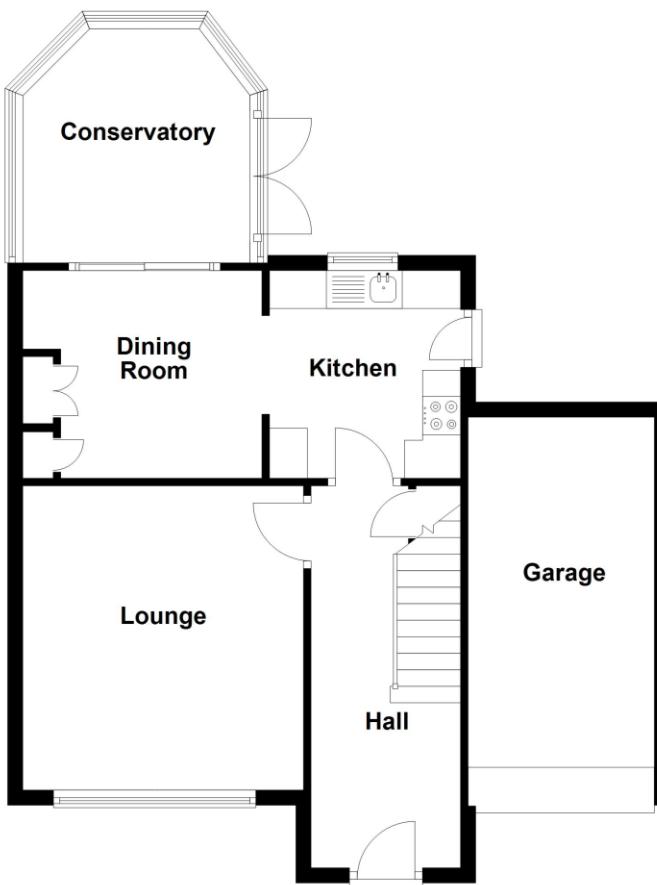


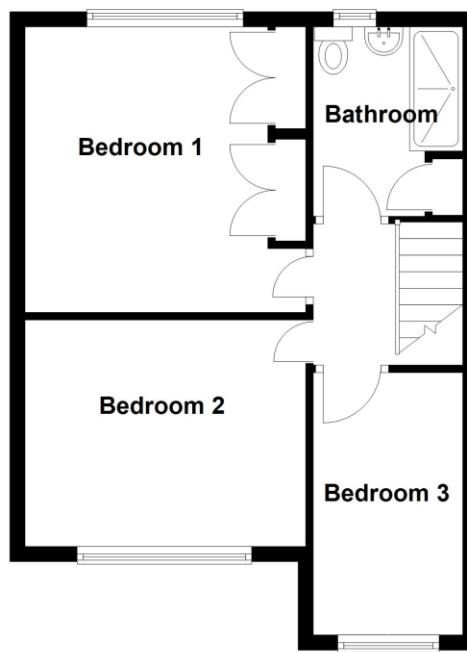
EPC TO FOLLOW

**Ground Floor**  
Approx. 62.9 sq. metres (677.2 sq. feet)



Total area: approx. 104.7 sq. metres (1127.0 sq. feet)

**First Floor**  
Approx. 41.8 sq. metres (449.8 sq. feet)



## 10 Orchard Drive, Heckington, Lincolnshire, NG34 9JS

£265,000 Freehold

A beautifully presented three-bedroom semi-detached home, offering spacious accommodation, a conservatory and a stunning and generously sized rear garden.

The ground floor is accessed via a welcoming entrance hall with stairs rising to the first floor. To the front of the property is a bright and spacious lounge, finished with wood-effect flooring and a large window allowing plenty of natural light.

Three Bedroom Semi-Detached Home | Beautifully Presented Throughout | Open-Plan Kitchen & Dining Area | Conservatory Overlooking The Garden | Spacious Lounge | Modern Shower Room | Beautifully Landscaped Rear Garden | Extended Paved Patio Area | Driveway And Attached Garage | Village Location | Ample Parking | Walking Distance To Train Station



The stylish fitted kitchen is located to the rear of the property and offers a range of units, integrated appliances and plenty of worktop space. This flows nicely into the dining room, creating a sociable space for entertaining. From the dining area, double doors open into the conservatory, providing a fantastic additional living space overlooking the garden, ideal as a sitting room or playroom.

Upstairs, the property offers three bedrooms, including two good-sized doubles and a third single bedroom which could be used as a home office. Bedroom one benefits from fitted wardrobes. The shower room is fitted with a modern white suite.

Outside, the rear garden is a real highlight. It has been beautifully maintained and features a large extended paved patio area, ideal for outdoor dining, along with a generous lawn bordered by mature planting and fencing for privacy. Also, there is a shed with electricity! There is side access leading to the front.

To the front, the property benefits from a driveway providing off-road parking, leading to the attached garage, which also offers useful storage space.

Situated in the popular village of Heckington, the property enjoys a strong community feel with local shops, pubs and amenities close by. The village also benefits from a well-regarded primary school, making it an excellent choice for families. There is also a railway station located a short walk away as well!



## ACCOMMODATION

### Entrance Hall

**Lounge** - 13'2" x 12'2" (4.01m x 3.7m)

**Kitchen** - 9' x 8'3 (2.74m x 2.52m)

**Dining Room** - 10'4" x 9' (3.15m x 2.74m)

**Bedroom One** - 12'4" x 12'3" (3.76m x 3.73m)

**Bedroom Two** - 12'4" x 9'9" (3.76m x 2.97m)

**Bedroom Three** - 11'5" x 6'6" (3.48m x 1.98m)

### Shower Room

### Garage

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

B

