



1 SKELTON CLOSE, HECKINGTON, LINCOLNSHIRE, NG34 9UF

£275,000 FREEHOLD

This well presented Three Bedroom Detached Bungalow is situated in an extremely private position down a gravel driveway tucked away in the corner. The property boasts a large and non-overlooked rear garden, whilst also benefitting from a spacious front driveway providing ample off street parking, leading to the detached garage. The property has been improved by the current owners and has benefitted from the addition of a newly fitted gas fired combination Worcester Bosch Boiler. Multiple radiators have also been added since the current vendors have owned this lovely home. The rear garden is of particular note, being non overlooked, principally laid to lawn with edged borders stocked with plants, flowers and shrubs, a paved patio area to the side which wraps back round to a side gate providing access to the garage and driveway.

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The accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Three Bedrooms and Family Bathroom.

Heckington itself is a highly sought-after village offering many amenities including a train station with easy links to Sleaford & Skegness, pubs, Co-op Supermarket, and a highly reputable Doctor's Surgery.

ACCOMMODATION

Entrance Hall

Lounge - 12'5" x 11'6" (3.78m x 3.5m)

Dining Room - 9'3" x 8' (2.82m x 2.44m)

Kitchen - 9'8" x 8'8" (2.95m x 2.64m)

Conservatory - 16' x 7'9" (4.88m x 2.36m)

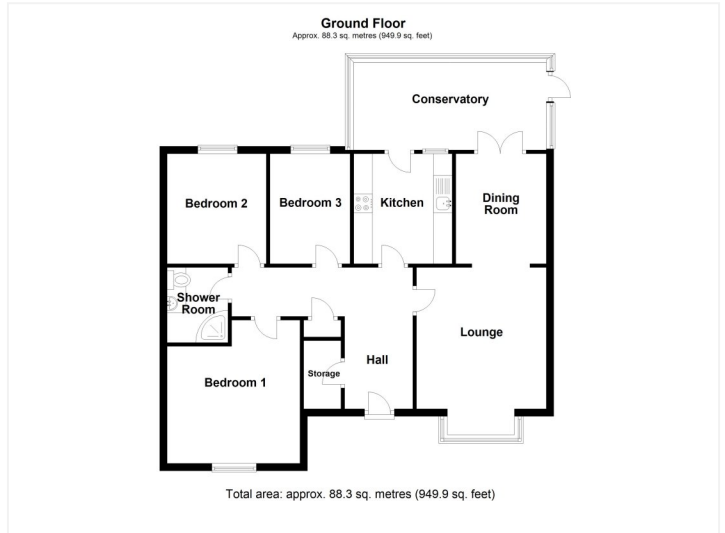
Bedroom One - 13'8" x 11'8" (4.17m x 3.56m)

Bedroom Two - 9'8" x 8'9" (2.95m x 2.67m)

Bedroom Three - 9'7" x 7' (2.92m x 2.13m)

Family Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	86
England, Scotland & Wales		EU Directive 2002/91/EC	



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