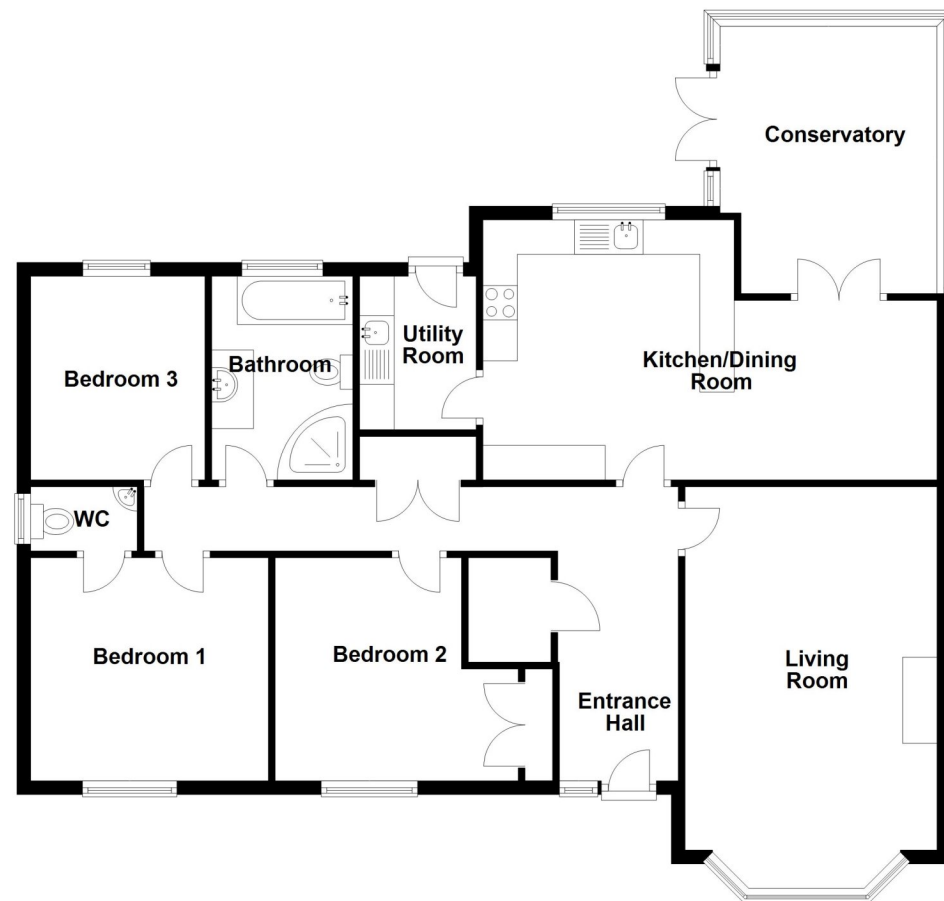


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	82
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 115.1 sq. metres (1238.5 sq. feet)



Total area: approx. 115.1 sq. metres (1238.5 sq. feet)



16 Lambourne Way, Heckington, NG34 9TT

£375,000 Freehold

Nestled in the bottom of this cul-de-sac position and offering a high degree of privacy, is this immaculately presented Three Bedroom Detached Bungalow boasting a corner plot and a Detached Double Garage. The internal accommodation comprises of Entrance Hall, Lounge, Kitchen/Diner, Utility Room, Conservatory, Separate Cloakroom, Three Bedrooms, En-Suite Cloakroom to Master, Family Bathroom, & Double 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.

THREE BEDROOM DETACHED BUNGALOW | FULLY REFURBISHED THROUGHOUT | SPACIOUS ACCOMMODATION | HIGH SPECIFICATION KITCHEN | FOUR PIECE SUITE BATHROOM | CORNER PLOT | DOUBLE GARAGE | NON OVERLOOKED REAR GARDEN | IMMACULATELY PRESENTED



radiator, coving to ceiling.

En-Suite Cloakroom - Opaque glazed UPVC window to side aspect, fitted with a 2 piece suite comprising close coupled WC, corner wall mounted hand wash basin, heated towel radiator.

Bedroom Two - 11'8" x 10'10" (3.56m x 3.3m) UPVC window to front aspect, built in double wardrobe, television point, radiator, coving to ceiling.

Bedroom Three - 9'7" x 8'3" (2.92m x 2.51m) UPVC window to rear aspect, radiator, being currently used as an office and fitted with a wide range of furniture to include desk, shelving, cupboards and drawers.

Bathroom - Opaque glazed UPVC window to rear aspect, fitted with a 4 piece suite comprising bath in tiled fitment with mixer tap, over sized corner shower cubicle, close coupled WC vanity unit housing hand wash basin, fully travertine tiled walls with recessed shelving.

Outside - The property boasts a head of cul de sac position with substantial block paved driveway offering off street parking for numerous vehicles leading to the detached double garage. The gardens are impeccably maintained and envelope the property with shaped lawns to the front side and rear with ended flower and shrub beds and borders, a useful side area with greenhouse and vegetable garden, the garden are enclosed by fencing to the rear.

ACCOMMODATION

Entrance Hall - Approached by a wood effect UPVC door with full height opaque glazed side window the entrance hall has a spacious storage cupboard, double airing cupboard housing hot water cylinder and water softener, light tube, loft access with ladder.

Living Room - 17'5" x 12' (5.3m x 3.66m) Having a walk in UPVC bay window to front aspect, adam style fireplace housing living flame gas fire, television point, wall lights, coving to ceiling.

Kitchen Dining Room - 21'8" x 12'6" max (6.6m x 3.8m max) UPVC window and french doors to rear aspect leading to garden, being refitted with a generous range of base and larder units with high quality appliances including induction hob, eye level double oven with warming drawer, larder fridge and dishwasher, quartz worktop with under mounted one and a half bowl sink and filter tap.

Conservatory - 12'9 x 10'3 (3.8m x 3.1m) With french doors to side aspect, power points and a glass roof.

Bedroom One - 11'8" x 10'8" (3.56m x 3.25m) UPVC window to front aspect, a range of fitted furniture including two double wardrobes, dressing table and drawers, television point,



Double Garage - With single electric up and over door to front aspect, personal door and window to side aspect, light, power points and loft storage area.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D