

Barnatt Way, 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		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



22 Barnatt Way, Heckington, Sleaford, Lincolnshire, NG34 9WX

£230,000 Freehold

**\*\*NO ONWARD CHAIN\*\*** Situated in the ever-popular village of Heckington, this beautifully presented two-bedroom bungalow offers stylish accommodation, a delightful west-facing garden, and the benefit of an allocated parking space. Heckington is a thriving village offering a range of amenities including shops, primary school, doctors' surgery, pubs, and a train station providing easy access to nearby towns and cities.

Two double bedrooms | Spacious lounge with bay window | Conservatory overlooking the garden | Modern kitchen with integrated appliances | High quality wet room | Allocated parking space | Enclosed west-facing rear garden backing onto fields | Situated in the sought-after village of Heckington



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DESCRIPTION

This property is an excellent opportunity for downsizers, professionals, or anyone seeking single-level living in a friendly and well-served village.

The property comprises of a modern fitted kitchen with integrated appliances and space for dining. The light and airy lounge is enhanced by a feature bay window and French doors opening into a conservatory, which provides the perfect spot to relax and enjoy views of the garden.

There are two well-proportioned bedrooms, with the main bedroom boasting a bay window, while the second bedroom offers excellent storage with fitted wardrobes. The wet room is finished to a high standard with a walk-in shower.

Outside, the west-facing rear garden has been thoughtfully landscaped with a patio and seating area, ideal for entertaining with views over open fields to the side, creating a private and peaceful setting. To the front is a neat lawn and pathway leading to the entrance with an allocated parking space.

ACCOMMODATION

Kitchen - 14'5" x 9'11" (4.4m x 3.02m)

Lounge - 15'2" x 9'11" (4.62m x 3.02m)

Bedroom 1 - 13'11" x 9'11" (4.24m x 3.02m)

Bedroom 2 - 10'6" x 10'5" (3.2m x 3.18m)

Wet Room

Conservatory - 10'3" x 9'6" (3.12m x 2.9m)

Agents Note - There is a management fee of approx £100 per anum.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

