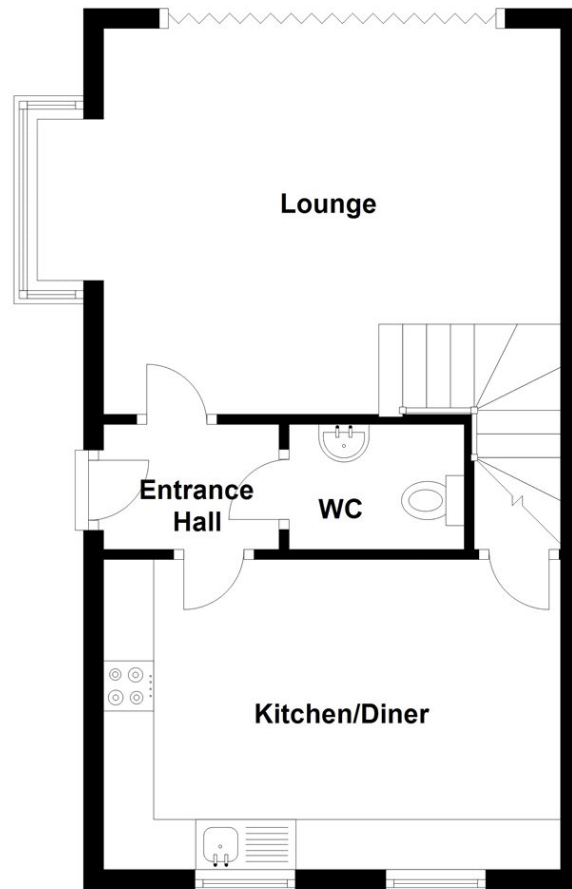
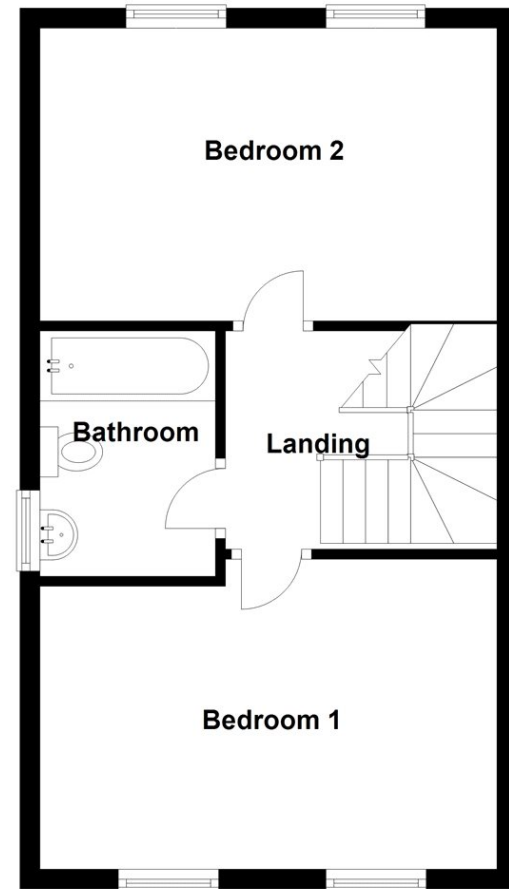


| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 95        |
| (81-91)                                     | B | 84                      |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (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



First Floor



**5 Barnatt Way, Heckington, Sleaford, Lincolnshire, NG34 9WX**

**£157,500 Freehold**

We are pleased to offer for sale this rarely available sub market affordable property which has been set in line with a 25% discount, with a certain criteria that must be met to be able to buy the property. This scheme enables you to buy the property at 75% of the full market value, with no rent payable on the other 25%. It is a fantastic opportunity for buyers, but you must pass certain criteria in order to proceed, please speak to us for more details. The property is in immaculate condition and is only approximately 5 years old, so still under a Global Homes Warranty

SUB MARKET AFFORDABLE DWELLING SCHEME | BUILT BY CHANCEOPTION HOMES | FULLY FITTED GERMAN ENGINEERED KITCHEN | INTEGRATED BOSCH APPLIANCES & OVEN | TWO DOUBLE BEDROOMS | LOUNGE WITH BI-FOLDING DOORS | UNDERFLOOR HEATING | BLOCKED PAVED DRIVEWAY | NON OVERLOOKED WESTERLY ASPECTED GARDEN





### DESCRIPTION

The Kitchen is a stunning German engineered Kitchen with built in appliances including, dishwasher, washing machine, gas hob, extractor fan, fridge freezer and electric oven. The Lounge is a great size with bay window to the side aspect and bi-folding doors to the rear overlooking the garden.

To the first floor, there are two fantastic sized Double Bedrooms and a stylish modern Family Bathroom.

Outside, the rear of the property is non-overlooked, westerly aspected, fenced to all aspects and there is a large log cabin/summer house that may be available, subject to negotiation. To the front of the property, there is a large sweeping block paved driveway offering off street parking for three to four vehicles.

This won't be for sale long!



### ACCOMMODATION

Entrance Hall

Lounge - 14'11" x 12'8" (4.55m x 3.86m)

Kitchen/Diner - 14'11" x 10'2" (4.55m x 3.1m)

Downstairs Cloakroom

Bedroom One - 14'11" x 10'2" (4.55m x 3.1m)

Bedroom Two - 14'11" x 9'7" (4.55m x 2.92m)

Family Bathroom - 8' x 5'9" (2.44m x 1.75m)

### LOCAL AUTHORITY

North Kesteven District Council

### TENURE

Freehold

### COUNCIL TAX BAND

A

