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Eckfords



9 Foster Street, Heckington, Sleaford, Lincolnshire NG34 9RU

£170,000 - Freehold

Property Summary

Heckington is a bustling village with plenty going on. It benefits from a variety of local shops, a preserved windmill and a good primary school.

Features

- Semi Detached House
- Entrance Hall Way
- Kitchen
- Lounge/Diner
- Three Bedrooms
- Ground Floor Bathroom
- Large Plot
- o Onward Chain



Room Descriptions

Ground Floor

Accommodation

uPVC front door to Entrance Hallway: Ceramic floor tiles, stairs to first floor, under stairs storage space.

Kitchen

5' 11" x 16' 6" (1.80m x 5.03m) Fitted wall mounted and floor standing kitchen cupboards, complimentary fitted worktops and splash back tiling, four ring gas hob, electric oven under, space and plumbing for automatic washing machine, space and plumbing for dish washer, space for fridge/freezer, ceramic floor tiles, radiator, part glazed uPVC door to outside.

Bathroom

Panelled bath, pedestal wash hand basin, low level WC, splash back tiling, ceramic floor tiles, radiator.

Lounge

Two radiators, laminate flooring, French doors opening to rear, window to Front.

First Floor

Landing

Radiator.

Bedroom 1

12' 0" x 15' 11" (3.66m x 4.85m) Window to front & rear, radiator.

Bedroom 2

11' 5" x 7' 8" (3.48m x 2.34m) Airing cupboard housing hot water tank, laminate flooring, radiator, window to front.

Bedroom 3

8' 2" x 7' 9" (2.49m x 2.36m) Radiator, window to rear.

Externally

Garden

A driveway to one side of the house provides off road parking. The front garden is mostly laid to lawn and is enclosed by a low level picket fence.

To one side of the house is a gravelled driveway which provides off road parking The rear garden is a lovely feature of the property it offers a good degree of privacy and is mostly laid to lawn with mature trees and hedges.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC