

18 Heycock Close, Fleckney, LE8 8UH



Offers Over £375,000

This immaculately presented and well proportioned, four bedroom, detached family home occupies a pleasant position within a secluded cul-de-sac location only a short walk to the village centre benefiting from an abundance of amenities, shops, primary school and is within close proximity to major road and rail links. This beautiful home offers multiple reception rooms, a generous South facing rear garden and detached double garage! The accommodation briefly comprises: Entrance hall, lounge, dining room, conservatory, breakfast/kitchen, WC, main bedroom with en-suite, three further bedrooms and family bathroom. Outside there is ample off road parking for multiple vehicles, double garage, front and rear gardens! Viewing is highly recommended to truly appreciate this stunning family home!

Service without compromise

Entrance Hall



Accessed via a UPVC double glazed front door. Doors off to: Lounge, kitchen and WC. Stairs rising to: First floor. Telephone point.

Lounge 16'5 x 11'4 (5.00m x 3.45m)



UPVC double glazed 'French' doors through to: Conservatory. UPVC double glazed window to rear aspect. Wooden bi-fold doors into: Dining room. LED spotlights. TV point. Radiator.

Dining Room 12'4 x 9'7 (3.76m x 2.92m)



UPVC double glazed window to rear aspect. Door through to: Kitchen. Radiator.

Conservatory 11'6 x 10'5 (3.51m x 3.18m)



Brick-built base with UPVC double glazed 'French' doors and windows overlooking the rear garden. Wooden laminate flooring. Aircon unit for heating and cooling.

Breakfast Kitchen 17'11 x 7'10 (5.46m x 2.39m)



Having a selection of fitted base and wall units with a laminate worktop over and a single bowl composite sink with drainer. There is a handy breakfast bar, single fan assisted oven, a mid level oven being fan assisted with a steam function for cooking and cleaning, four ring induction hob, extractor, space and plumbing for a freestanding dishwasher and washing machine and space for a large 'American' style fridge/freezer. The kitchen area

has multiple UPVC double glazed windows to the front aspect, a UPVC double glazed door out to: Rear garden, vinyl tiled flooring and a radiator.

WC 4'2 x 4'0 (1.27m x 1.22m)



Comprising: Low level WC and wash hand basin over a fitted vanity unit. UPVC double glazed window to side aspect. Tiled flooring. Radiator.

Landing

Doors off to: Bedrooms and bathroom. UPVC double glazed window to front aspect on stairwell. Airing cupboard. Loft hatch access.

Bedroom One 18'0 x 10'0 (5.49m x 3.05m)



UPVC double glazed window to rear aspect. A selection of built-in wardrobes. LED spotlights. TV point. Radiator. Door through to: En-Suite.

En-Suite 9'1 x 4'1 (2.77m x 1.24m)



Comprising: Double shower enclosure with aqua boarding, low level WC and wash hand basin over a fitted vanity unit. UPVC double glazed window to front aspect. Feature floor and wall tiling. Chrome heated towel rail. Radiator.

Bedroom Two 11'4 x 8'7 (3.45m x 2.62m)



UPVC double glazed window to rear aspect. A selection of built-in wardrobes and dressing table. Radiator.

Bedroom Three 9'1 x 6'10 (2.77m x 2.08m)



UPVC double glazed window to front aspect. Radiator.

Bedroom Four 8'6 x 7'2 (2.59m x 2.18m)



UPVC double glazed window to rear aspect. Radiator.

Bathroom 7'7 x 5'10 (2.31m x 1.78m)



Comprising: Bath with mixer tap and shower over, low level WC and wash hand basin within a fitted vanity unit. UPVC double glazed window to front aspect. Feature floor and wall tiling. Radiator.

Outside



The property benefits from a secluded position, neatly tucked away amongst a handful of similar well presented homes. The plot is of a generous size having a well tended front garden being mainly laid to lawn with pathway to front door and low maintenance planting. There is a large driveway providing off road parking for multiple vehicles and access to the detached double garage. A pedestrian side gate leads through to the rear.

The beautifully kept South facing garden has an extensive recently laid porcelain paved patio, lawn and low maintenance gravel borders planted with shrubbery. The garden also features a handy wooden shed with power, there is a tap and multiple outdoor electrical sockets.

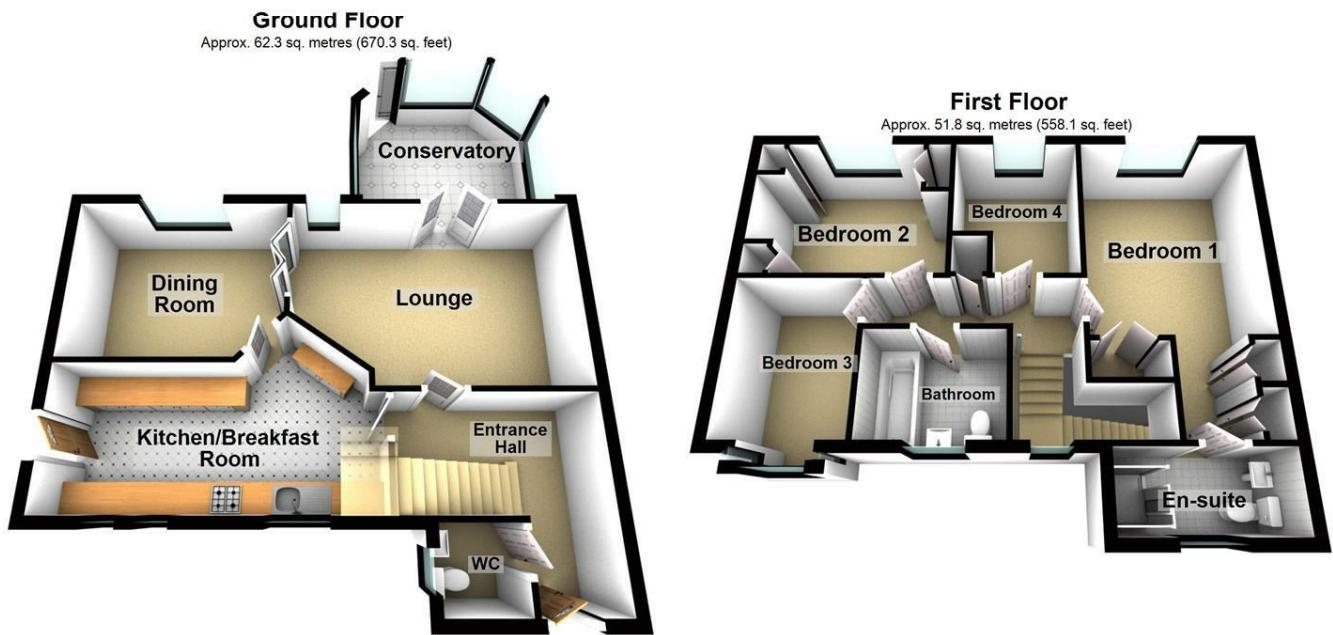
Double Garage

Having electric up and over doors. There is power, light and loft storage.

Loft insulation

As of January 2025, the loft was re-insulated to modern standard.

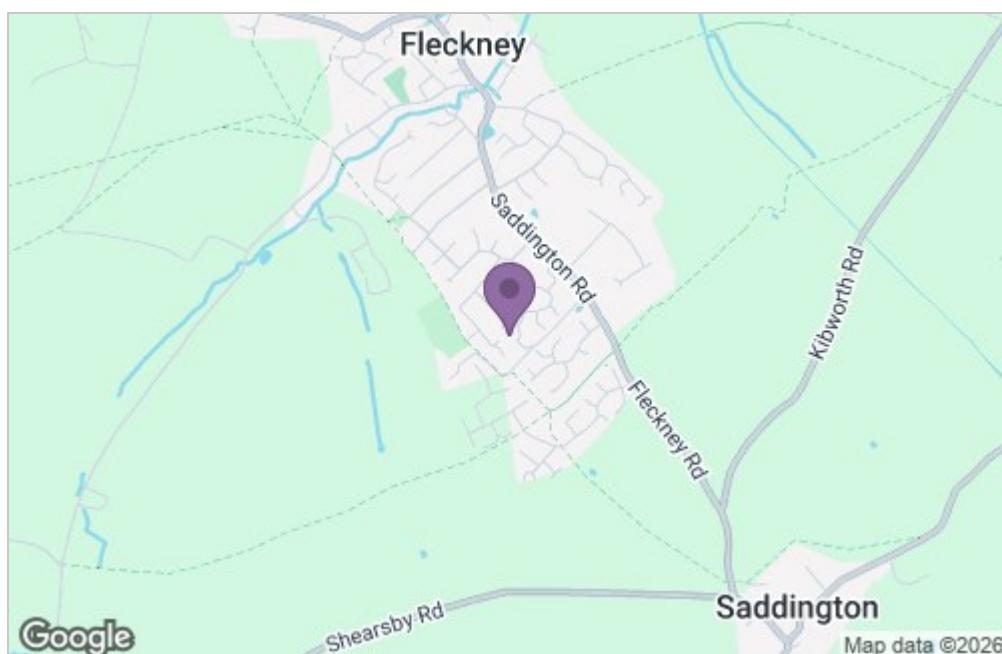
Floor Plan



Total area: approx. 114.1 sq. metres (1228.4 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	