

## Godson Avenue, Heckington, Sleaford, NG34 9SB



**Asking Price £290,000 Freehold**



A Spacious 3 Bedroom detached bungalow situated in the popular well serviced village of Heckington just off the A17 between Sleaford and Boston. The property boasts an immediate sense of space and light due to having large windows in each room, featuring a large hallway allowing easy flow around the property. Offering; generous living room, large kitchen/diner, garden room and family bathroom, Outside offers front and rear gardens, a graveled driveway for up to 5 cars and a single detached garage with power. The property has gas central heating with radiators to all rooms and UPVC double glazing with an EPC Rating: TBA Council Tax band: C.

**Hallway**  
19'7" x 9'3"



Entered through a fully glazed wooden door with adjacent glass panel all with frosted glass for extra privacy, carpeted flooring, single radiator, "L" shaped hallway, extending to the larger section in the middle of the property, double wardrobe for coats, room thermostat on the wall, smoke alarm and loft hatch.

**Living Room**  
20'8" x 12'6"



Window to front and side elevation, carpeted flooring, pendant lighting, three wall lights, double radiator under the front window and electric fire at the other end.

**Kitchen/Diner**  
16'0" x 12'6"



Window to the side elevation, wooden door with upper glazed panel with frosted glass, tiled flooring, cupboard

housing the boiler, laminate worktops with a range of wall and base units, double electric oven, gas hob with stainless steel extractor hood above, space for tall fridge freezer, large radiator, space for large dining table and chairs, plumbing for washing machine, space from under-counter of fridge, entered from a fully glazed wooden door from the hallway or from the garden room.

**Garden Room**  
9'7" x 12'2"



Having windows to all elevations, laminate flooring, double doors opening out into the garden and additional single door from the drive side with frosted glass.

**Bedroom 1**  
14'6" x 10'7"



Window to front elevation, carpet flooring, small window to the side elevation, pendant lighting and radiator under the front window.

**Bedroom 2**  
13'7" x 7'11"



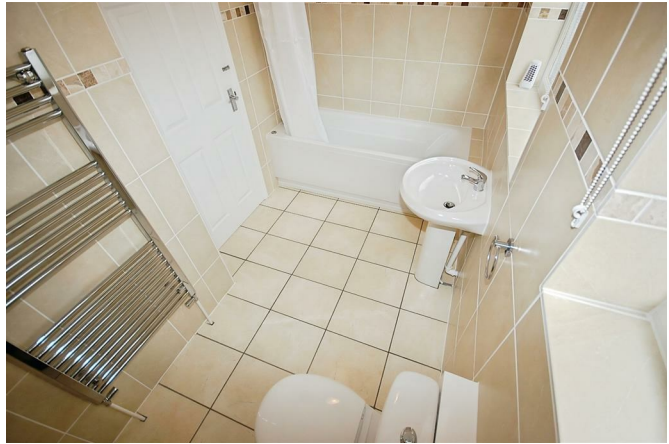
Window to the rear elevation, carpeted flooring and pendant lighting.

**Bedroom 3**  
11'1" x 7'5"



Window to rear elevation with radiator underneath, carpeted flooring, pendant lighting.

**Bathroom**  
9'9" x 5'0"



Two windows to side elevation with frosted glass, tiled flooring, floor to ceiling tiled walls, chrome heated towel rail, close-coupled toilet, pedestal sink with chrome mixer tap, paneled bath with mixer tap, separate shower valve and riser rail for showering over the bath.

**Garage**  
17'2" x 8'4"

Small windows to rear, double doors to the front and a personnel door at the rear with lighting and sockets.

## Outside



The front garden is separated from the public footpath by some low level fencing with bushes and trees in the border, the current occupier has some hedgehog huts which they use and would ideally leave, the front is laid mainly to lawn with a pathway leading to the front door. The driveway is long enough for many vehicles being laid to gravel with perimeter fence running down the right and side with a cycle path being the other side. The rear garden is laid mainly to lawn but has some areas of patio and perimeter borders with a spectacular view of the church spire from the rear garden.

## Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is

any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

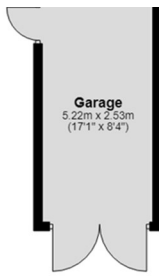
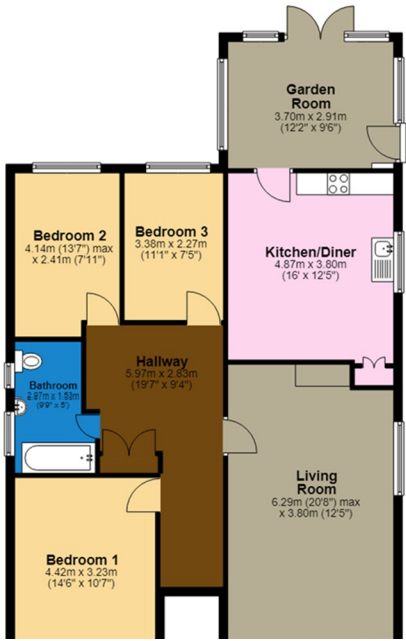
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

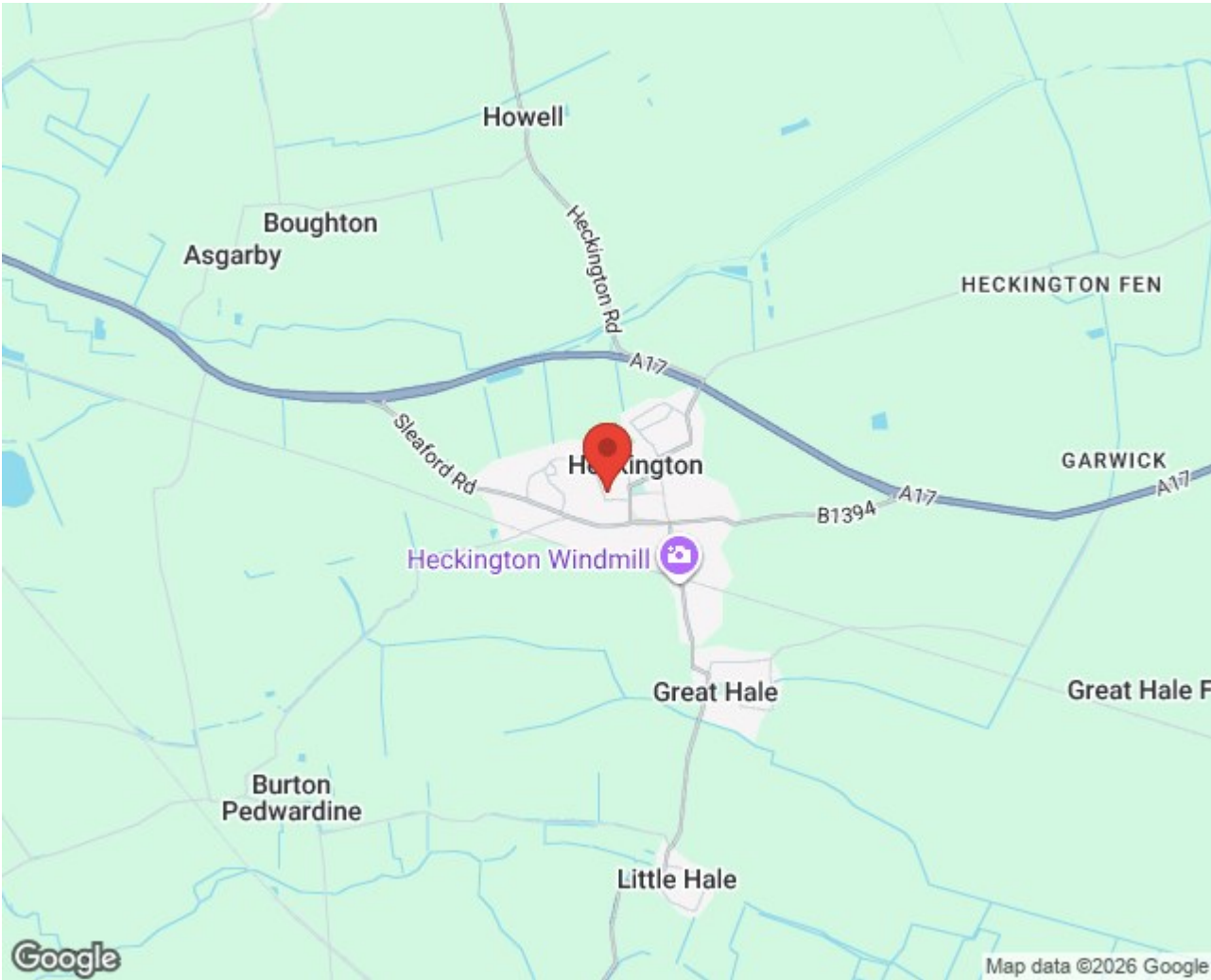
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.





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<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |