

5 Houlden Way
Heckington, Sleaford, Lincolnshire, NG34 9TY

£325,000

3 Bedroom Detached House

- Freehold
- Superb & Particularly Spacious Family Home
- Immaculately Presented
- Stunning Dining Kitchen
- 3 Generous Double Bedrooms
- Lounge, Conservatory, Hall & WC
- Detached Garage & Block Paved Driveway
- Private Rear Garden
- Summer House With Hot Tub
- EPC Rating - C, Council Tax Band -C

[Click here to access the Energy Performance Certificate for 5 Houlden Way, Heckington, Sleaford, Lincolnshire, NG34 9TY](#)



Overview

Superb and particularly spacious family home, convenient for the centre of the well regarded village of Heckington with excellent amenities including a train station, a very pleasant central village green and a unique working windmill with an associated micro-brewery.

Enjoying a cul de sac location on this popular development built by reputable local builders Warrington Homes the property is immaculately presented and has had extensive improvements by the present vendors who have owned the property from new.

This includes the creation of a stunning Dining Kitchen with quality units by Colin Luseby Interiors. Other features include gas fired central heating and uPVC double glazing.



The generous accommodation briefly comprises Hallway with understairs cupboard, Cloakroom, dual aspect Lounge with doors to Conservatory with French doors to the gardens, high quality Dining Kitchen with integrated appliances, first floor landing, main Bedroom with En suite Shower Room, two further double Bedrooms and main Shower Room. Fittings include Sharps built in wardrobes, fitted blinds by Hilary's, Aqualisa power showers and wooden window shutters to the front ground floor.



Outside to the front is a block paved driveway leading to the detached garage. To the rear are attractive, private gardens laid to lawn with shaped flower and shrub borders. There is also a Summer House with bi fold doors, adjoining changing room and Hot Tub.

Early viewing of this fantastic home is highly recommended to fully appreciate and avoid disappointment.

Agent's Note - Summer house and hot tub are available by separate negotiation.





Houlden Way, Heckington, Sleaford, NG34

Approximate Area = 1342 sq ft / 124.7 sq m
 Garage = 153 sq ft / 14.2 sq m
 Outbuilding = 143 sq ft / 13.3 sq m
 Total = 1638 sq ft / 152.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Pygott & Crone. REF: 746004



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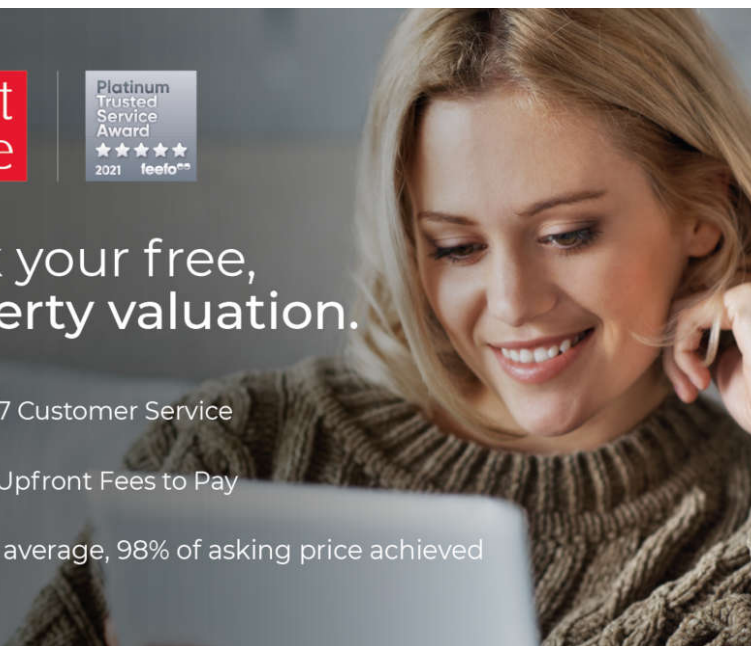
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is on the market with our Sleaford branch

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