



45 Station Road, Heckington  
Sleaford, Lincolnshire, NG34 9JH

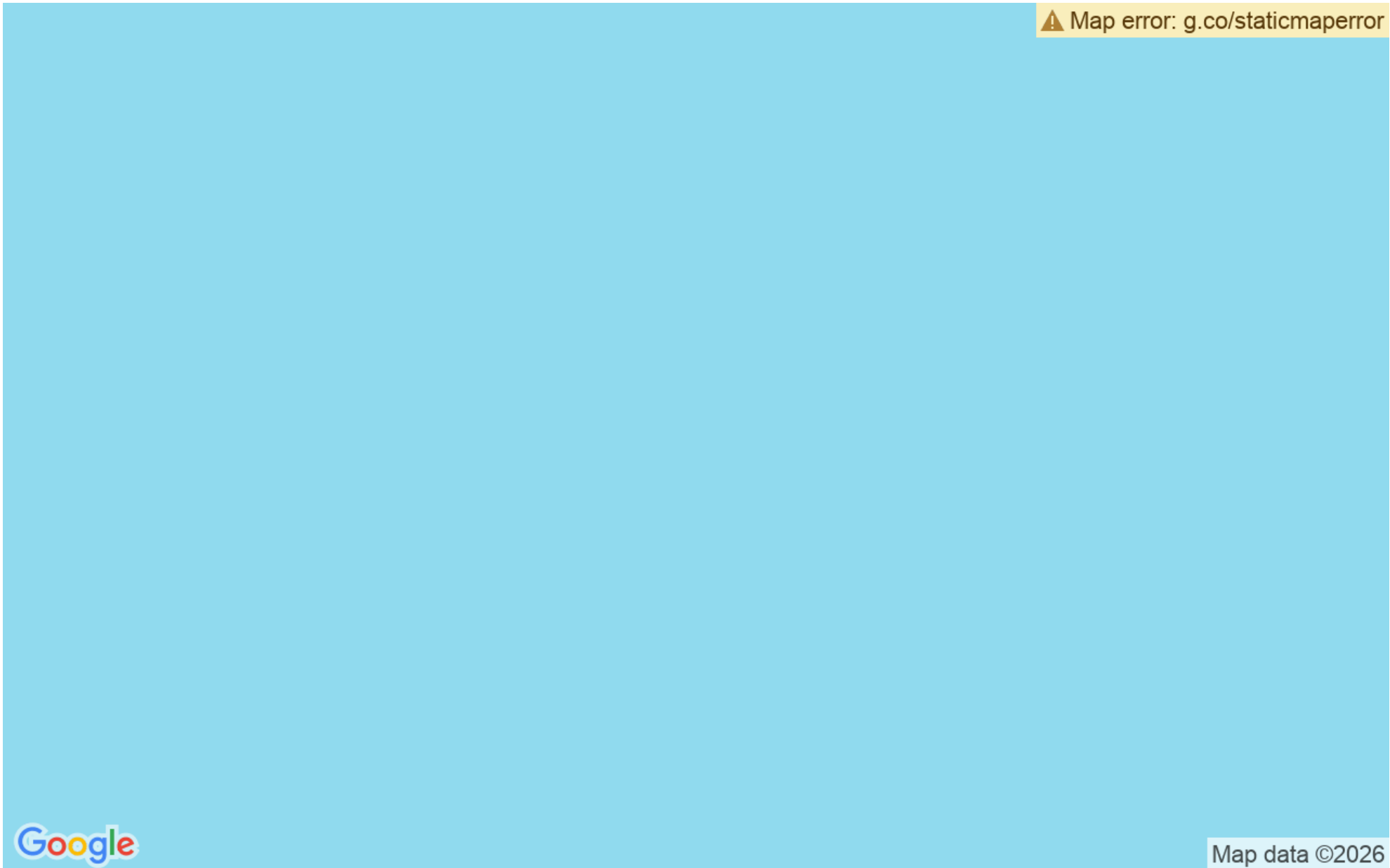
£210,000

## Details

- For Sale
- 2 storey office building
- Ground floor 547 sqft (50.8 sqm)
- First Floor 473 sqft (43.9 sqm)
- 5 offices in total
- CEPC Ordered
- Parking available
- Close to all amenities



# Location



## Overview

An excellent opportunity to acquire the freehold of this former station house which has been converted into office accommodation with parking



### Location

The property adjoins the village train station within 1 mile of the village centre. Heckington is a village and civil parish in the North Kesteven district of Lincolnshire.

It is situated between Sleaford and Swineshead Bridge, and south of the A17 road. Heckington, with 1,491 households, is one of the largest villages in Lincolnshire. The population of the civil parish including Boughton was 3,353 at the 2011 census



## ACCOMMODATION

The property comprises a former station cottage which has been converted into a 2 storey office building with parking and garden area. The property comprises in accordance with the floor plans

Ground Floor : with entrance hall, reception office, office, kitchen, WC  
547 sqft (50.8 sqm)

First Floor : landing, 3 offices 473 sqft (43.9 sqm)

## PLANNING

The property has established use as office accommodation

## SERVICES

Mains electricity, water, drainage are connected

## TENURE

The property is offered for sale, freehold with vacant possession.

## RATEABLE VALUE

The property has a rateable value of £4500.

## CEPC

A CEPC has been ordered

## LEGAL COSTS

Each party are responsible for their own legal costs

## VAT

The price is exclusive of VAT if applicable



LOCAL AUTHORITY  
North Kesteven District Council

Kesteven Street

Sleaford

Lincolnshire

01429 414155

VIEWINGS  
Contact Pygott & Crone Commercial

01522 536777



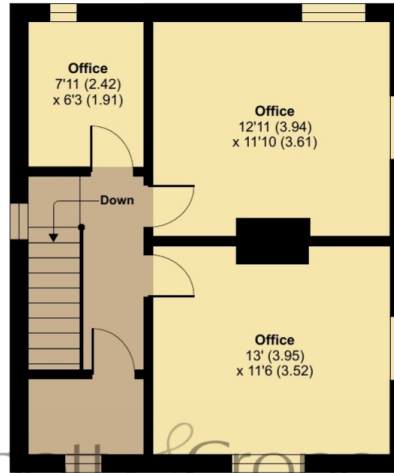
# Station Road, Heckington, Sleaford, NG34

Ground Floor Net Internal Area = 547 sq ft / 50.8 sq m

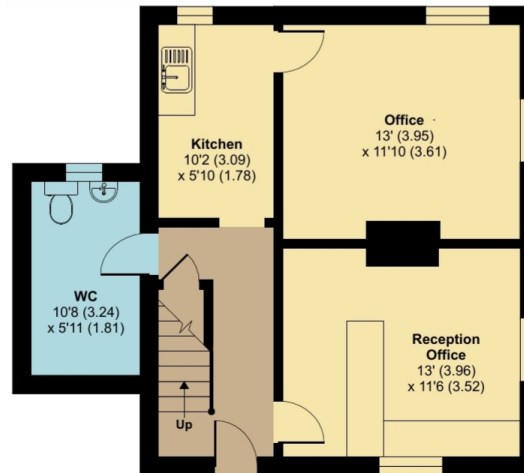
First Floor Net Internal Area = 473 sq ft / 43.9 sq m

Total = 1020 sq ft / 94.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2024. Produced for Pygott & Crone. REF: 1464579



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45 Station Road, Heckington, Sleaford  
is marketed through our Commercial office

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