



Plots One & Two, 18 St Andrews Street, Heckington, Sleaford

Plot One, 18 St Andrews Street, Heckington

Sleaford - 6 miles Lincoln - 23 miles

Situated on an exclusive development of two bespoke new build homes in the much sought after village of Heckington. The property benefits from spacious living accommodation of some 2,300 sq ft which includes entrance hall, kitchen with integrated appliances, dining area, living room, study and utility to the ground floor, along with two bedrooms with en-suites, two further bedrooms and family bathroom to the first floor.

The property also benefits from block paved driveway, garage, private lawned rear garden, triple glazing, underfloor heating throughout, useful loft space with remote controlled folding loft ladder and central heating.



ACCOMMODATION

Ground Floor

Kitchen 3.47m x 4.32m (11'5" x 14'2")

Dining Area 4.16m x 3.16m (13'8" x 10'4")

Living Room 8.32m x 3.87m (27'6" x 12'8")

Study 2.63m x 4.20m (8'8" x 13'9")

Utility 1.99m x 3.10m (6'6" x 10'2")

First Floor

Bedroom 1 5.62m x 4.20m (18'5" x 13'9")

& (En-Suite) 2.45m x 1.60m (8'0" x 5'3")

Bedroom 2 3.65m x 4.20m (11'12" x 13'9")

(En-Suite) 1.15m x 2.94m (3'9" x 9'8")

Bedroom 3 2.90m x 4.20m (9'6" x 13'9")

Bedroom 4 3.62m x 3.15m (11'11" x 10'4")

Bathroom 2.45m x 2.85m (8'0" x 9'4")

OUTSIDE

The property has secure gated access leading to a block paved driveway and garage. To the front of the property are decorative flower beds, whilst to the rear is a lawned garden with paved patio.

SPECIFICATION

- Secure gated access
- 10 year warranty
- Double glazed throughout
- Underfloor heating to ground floor and en-suite bathrooms
- Triple glazed throughout
- Underfloor heating for both floors and central heating in loft
- Wood flooring to ground floor
- Bespoke handmade kitchen
- American style fridge and freezer
- Bosch range cooker and washer dryer
- Built in a wine cooler
- Oak stairs
- Free standing luxury bath
- LED spotlights
- Wood burner

SITUATION

The sought-after village offers a wide range of amenities including a primary school, doctors, dental surgery, public house & cafés, a range of shops including a national award winning butcher, bank & Post Office. The village has a train station which provides links to direct routes to London and Nottingham.

TENURE & POSSESSION

Freehold with vacant possession upon completion.

VIEWING

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

LOCAL AUTHORITY

North Kesteven District Council - 01529 414155

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

AGENT

James Mulhall

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Ground Floor



First Floor

Plot Two, 18 St Andrews Street, Heckington

Sleaford - 6 miles Lincoln - 23 miles

Situated on an exclusive development of two bespoke new build homes in the much sought after village of Heckington. The property benefits from spacious living accommodation of some 2,066 sq ft which includes entrance hall, kitchen with integrated appliances, dining area, living room, study and utility to the ground floor, along with master bedroom with dressing room and en-suite, guest bedroom with en-suite, two further bedrooms and family bathroom to the first floor.

The property also benefits from block paved driveway, garage, private lawned rear garden, triple glazing, underfloor heating throughout, useful loft space with remote controlled folding loft ladder and central heating.



ACCOMMODATION

Ground Floor

Kitchen 3.08m x 4.25m (10'1" x 13'11")
Dining Area 3.68m x 3.32m (12'0" x 10'7")
Living Room 7.96m x 3.88m (26'1" x 12'9")
Study 2.69m x 4.25m (8'10" x 13'11")
Utility 1.65m x 2.84m (5'5" x 9'3")

First Floor

Bedroom One 5.50m x 3.60m (18'5" x 11'9")
Dressing Room 2.65m x 3.20m (8'8" x 10'6")
& (En-Suite) 2.65m x 1.87m (8'8" x 6'2")
Bedroom Two 3.26m x 4.20m (10'8" x 13'9")
Bedroom Three 3.24m x 4.20m (10'7" x 13'9")
En-Suite 1.55m x 2.20m (5'1" x 7'3")
Bedroom Four 3.80m x 3.19m (12'5" x 10'5")
Bathroom 3.26m x 2.63m (10'8" x 8'7")

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SPECIFICATION

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- Double glazed throughout
- Underfloor heating to ground floor and en-suite bathrooms
- Triple glazed throughout
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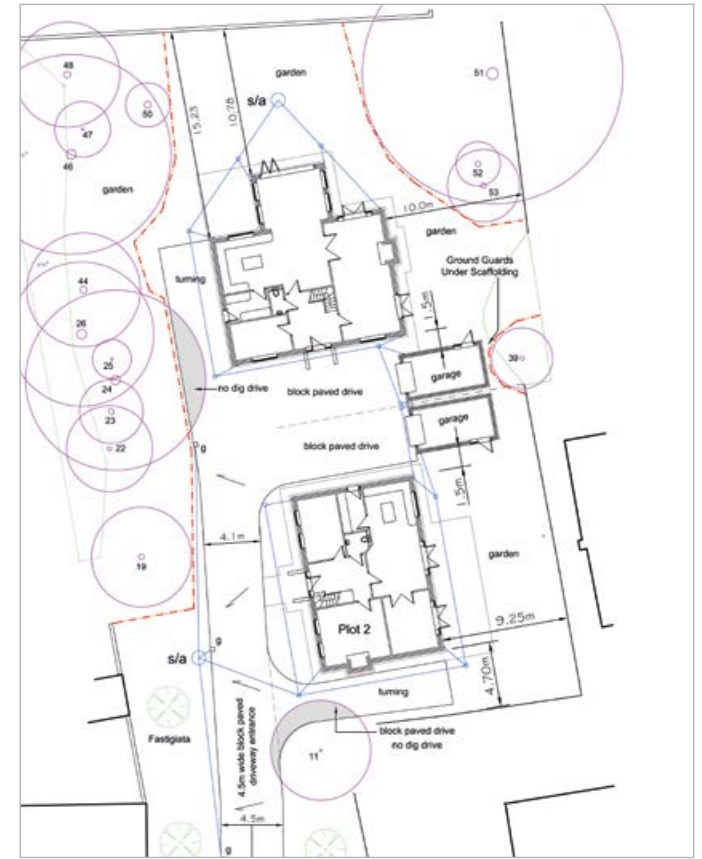
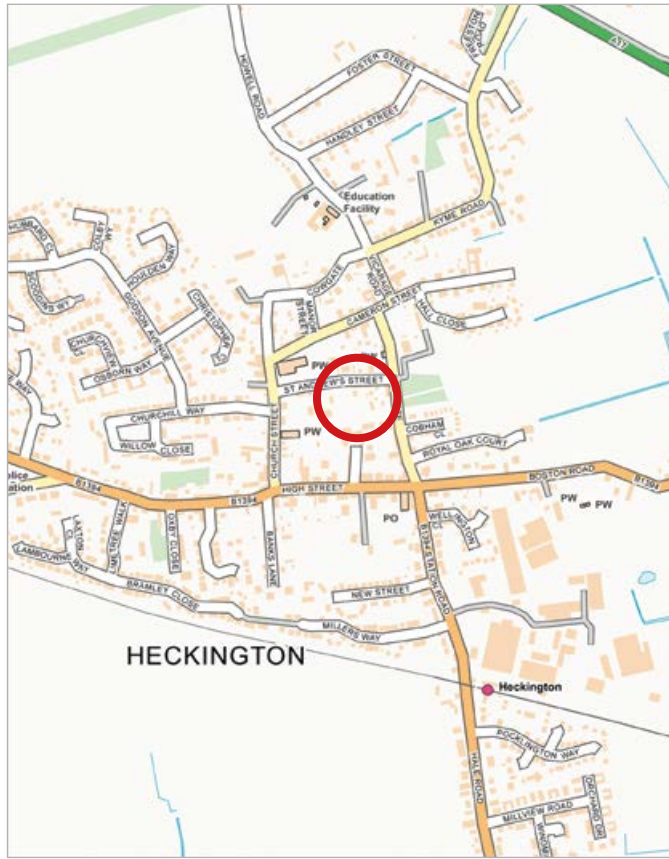
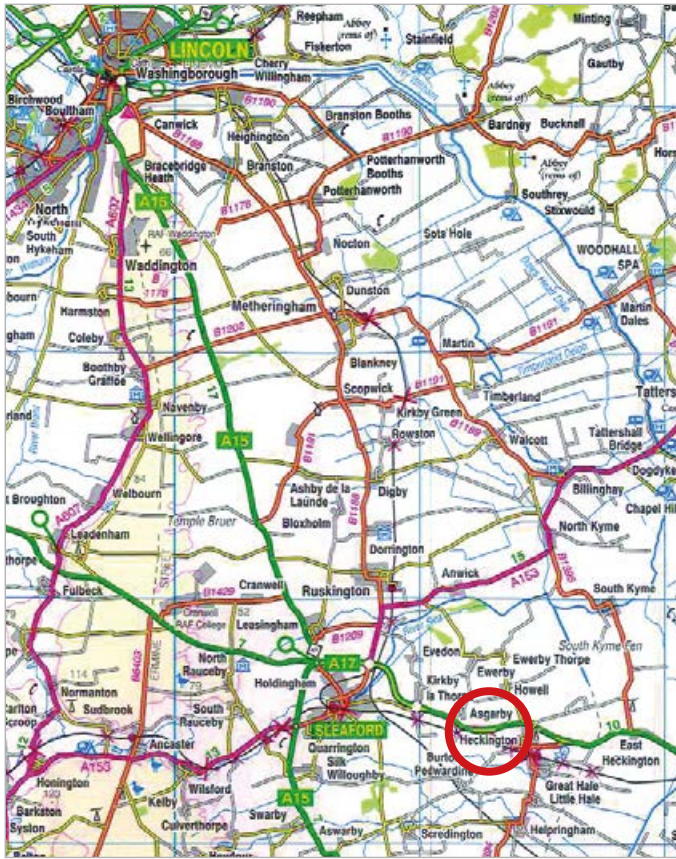
James Mulhall
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Ground Floor



First Floor



DIRECTIONS - NG34 9RE

From the A15/A17 Holdingham roundabout follow the A17 towards Boston until you reach a right hand turn onto the B1394 towards Heckington. Follow this road which leads into the High Street and then turn left onto Church Street. Finally turn right onto St Andrews Street where the property can be found on the right hand side.

IMPORTANT NOTICE

JHWalter try to provide accurate sales particulars, however, they should not be relied upon as statements of fact. We recommend that all the information is verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. JHWalter staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Crown Copyright. All rights reserved. Licence Number 100020449. The Ordnance Survey data may not show all existing features. JHWalter is the trading name of JHWalter LLP. Registered Office: 1 Mint Lane, Lincoln LN1 1UD. Registered in England and Wales. Registration Number: 0C334615



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