



## Bramley Close, Heckington

Sleaford, Lincolnshire, NG34 9TE

£325,000



Superb individually designed and constructed detached family home. The attention to detail is second to none with this executive house as it boasts oak floors in the hall to co-ordinate with the oak doors and oak staircase, top quality large kitchen with matching utility, beautiful family bathroom with roll top bath and natural stone tiles, there are also two en-suite shower rooms, both with large corner showers. The property also benefits from wood effect uPVC double glazing, gas fired central heating, and block paved driveway. The property enjoys a corner plot within a popular residential area in this ever popular village of Heckington which boasts many local amenities and train station. See for yourself, book a viewing.

### ENTRANCE HALL



Having a part glazed UPVC entrance door, with inset spot lights, oak flooring, under stairs storage cupboard and further storage cupboard.

### CLOAK ROOM

Having low level WC, Pedestal hand wash basin, radiator and window to front.

### KITCHEN/DINING ROOM

20'10 x 12'0 (6.35m x 3.66m)



Having a range of base and eye level units with work surface over

with one and a half bowl sink unit, fitted water softener, integrated fridge freezer, integrated dishwasher, tiled floor, inset spot lights to ceiling, TV point, display units, canopy extractor over space for range cooker and door to utility room.

### GARDEN ROOM

11'5 x 11'2 (3.48m x 3.40m)



Being open plan from the Kitchen Diner and having two sets of French Doors, two radiator, TV points and oak wooden floor.

### UTILITY ROOM

9'2 x 4'8 (2.79m x 1.42m)

Having matching base and eye level units with work surface over, wine rack, plumbing for washing machine, space for another appliance, wall mounted Worcester combi gas boiler and part galzed UPVC door to side.

### LOUNGE

22'2 x 10'8 (6.76m x 3.25m)



Having bay window to front, two radiators, feature brick fire place with stone hearth and gas fire, TV points, french doors leading to rear seating area.

### STUDY

10'6 x 9'3 (3.20m x 2.82m)



Having bay window to front, telephone point and radiator.

### FIRST FLOOR LANDING

Galleried landing with stairs taken from the entrance hall, with access to roof space.

### MASTER BEDROOM

15'4 x 10'7 (4.67m x 3.23m)



Having two windows to the front, radiator and TV point.

### MASTER EN SUITE SHOWER ROOM

Having a three piece suite comprising low level WC, pedestal hand wash basin, fully tiled corner shower cubicle, towel rail and window to rear.

### BEDROOM TWO

10'2 x 9'9 (3.10m x 2.97m)



Having window to rear and radiator.

### EN SUITE SHOWER ROOM



Having a three piece suite comprising low level WC, Pedestal hand wash basin, fully tiled corner shower cubicle, radiator and window to rear.

### BEDROOM THREE

10'7 x 10'1 (3.23m x 3.07m)



Having window to rear, built in wardrobe, TV point and radiator.

### BEDROOM FOUR

10'7 x 8'10 (3.23m x 2.69m)

Having two windows to front, TV point, built in wardrobe and radiator.

### FAMILY BATHROOM



Having a three piece suite comprising of low level WC, pedestal hand wash basin, tiled floor, roll top free standing bath with mixer tap, radiator and window to front.

### OUTSIDE



To the front it's mainly laid to lawn with a block paved driveway to the front, side and rear of the property giving access to the detached single garage. Brick archway leads to the rear garden with stone patio area, private seating area perfect for the evening sun and the main garden being laid to lawn with a shed and an outside tap.

### DETACHED SINGLE GARAGE

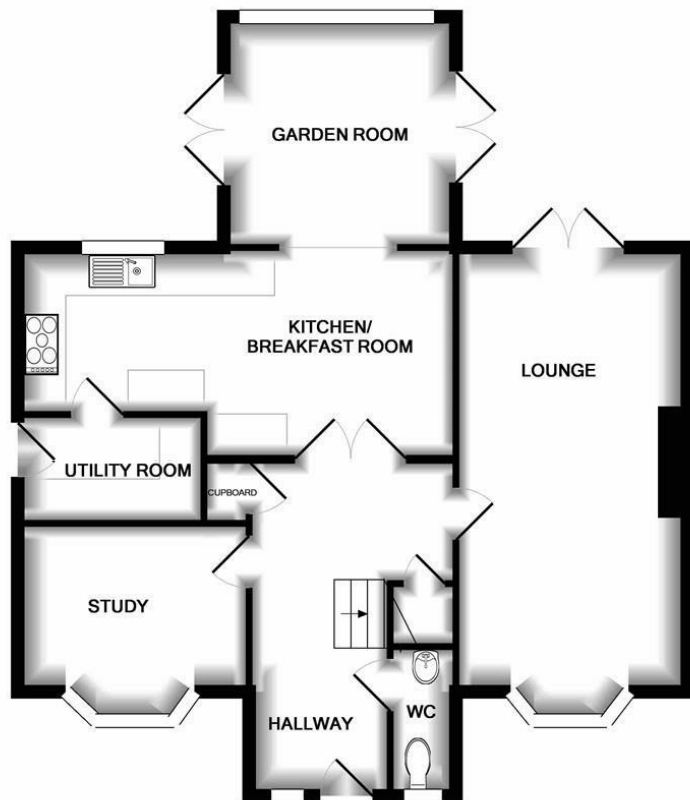
Having an electric roller door, power and light and external power sockets.

### FINANCIAL SERVICES

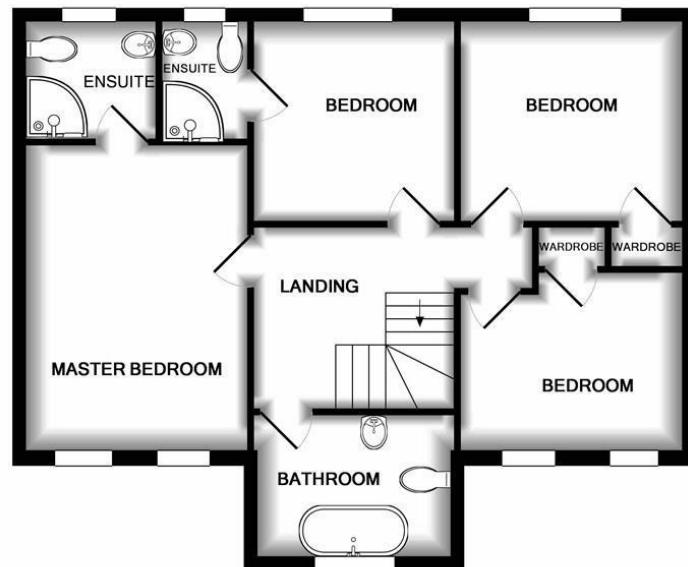
As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any 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 4 Southgate, Sleaford, NG34 7RZ.

### AGENT NOTE

These are draft particulars awaiting vendor approval.



GROUND FLOOR  
APPROX. FLOOR  
AREA 858 SQ.FT.  
(79.7 SQ.M.)



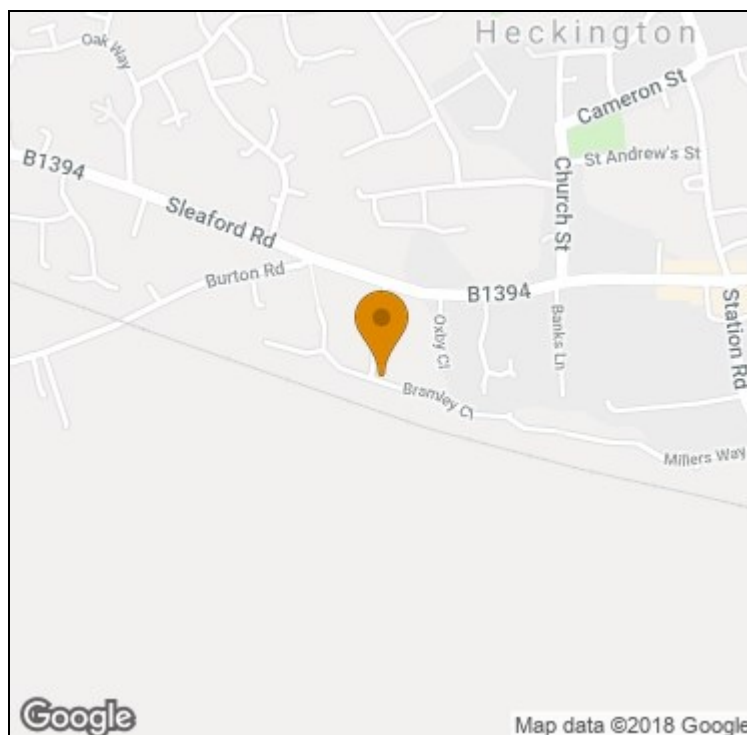
1ST FLOOR  
APPROX. FLOOR  
AREA 729 SQ.FT.  
(67.8 SQ.M.)

BRAMLEY CLOSE, HECKINGTON, NG34 9TE  
TOTAL APPROX. FLOOR AREA 1588 SQ.FT. (147.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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