

***HALL ROAD,
GREAT HALE, NG34 9LJ***



New Price O.I.R.O £299,950

Located within a particularly quiet and private non estate setting, a unique Three Bedroom Detached Bungalow with a Detached One Bedroom Annexe, offering more than Ample Parking and good sized partially wrap around South Facing Gardens. This superbly presented property benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Utility Conservatory with solid roof, Kitchen with pantry cupboard, Lounge, Sun Room with solid roof, Three Bedrooms and Family Shower Room. The Annexe benefits from Gas Central Heating and Double Glazing and the accommodation comprises Living Kitchen Area and Bedroom, with an En-Suite Wet Room. There is a drive providing more than Ample Parking which approaches the Attached Timber Garage which is larger and average and the gardens are laid mostly to lawn and are not overlooked. To fully appreciate the spacious accommodation available and its tranquil setting, viewing of this property is highly recommended.

Location:

Great Hale is a small village on the outskirts of Heckington which has amenities to cater for most day to day needs including a school, Doctor's surgery and Post Office as well as having good rail connections to Sleaford and Boston.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right towards the village of Heckington and proceed along Sleaford Road into the village. Take the fifth turning on the right into Station Road and proceed into Hale Road and enter Great Hale. Follow the road as it bears to the left and right and take the first turning on the left into Church Street and proceed to the end of the road and turn right into Hall Road. Take the first turning on the right and the property is located straight ahead as indicated by our 'For Sale' board.

Utility Conservatory: 3.12m (10'3") x 2.29m (7'6")

Having solid insulated roof, base unit with worktop over, space and plumbing for washing machine, space for fridge freezer, tiled floor, radiator and door to the:

Kitchen: 3.05m (10'0") x 2.67m (8'9")

Having a range of matching wall and base units with worktop over, single drainer inset ceramic sink with mixer tap, double eye level electric oven, inset four ring gas hob with stainless steel cooker hood over, wine rack, space and plumbing for slimline dishwasher, tiled splashbacks and radiator.

Lounge: 4.57m (15'0") x 3.25m (10'8")

Having log burner effect electric fire, two radiators and door providing access to the:

Sun Room: 3.25m (10'8") x 2.84m (9'4")

Having solid insulated roof, radiator and French doors to the gardens.

Inner Hall:

Having store cupboard, radiator and rear entrance door.

Bedroom 1: 3.25m (10'8") x 3.07m (10'1")

Having built-in bedroom furniture comprising wardrobes, store cupboards and drawers, ceiling fan and radiator.

Bedroom 2: 3.25m (10'8") x 3.05m (10'0") max

Having radiator.

Bedroom 3: 2.08m (6'10") x 2.03m (6'8")

Having radiator.

Shower Room:

Being fully tiled and having a close coupled w.c, vanity hand washbasin with mixer tap, corner shower cubicle with mains fed shower, airing cupboard housing the combination central heating boiler, loft access and heated chrome towel radiator.

Annexe:**Utility Conservatory****Kitchen****Further Aspect****Lounge****Further Aspect**



Sun Room



Further Aspect



Bedroom 1



Bedroom 3



Shower Room



Gardens

Annexe:

A double glazed entrance door provides access to the:

Living Kitchen Area: 4.11m (13'6") x 2.49m (8'2") max

Having a range of matching wall and base units with worktop over, single drainer inset composite sink with mixer tap, space for under counter fridge and freezer, extractor fan, tiled splashbacks and radiator.

Bedroom 1: 2.49m (8'2") x 2.46m (8'1")

Having radiator.

Wet Room:

Being part tiled and having a close coupled w.c, pedestal hand washbasin with mixer tap, mains fed shower with rainfall head and standard shower attachment, hand rail, extractor fan, shaver point and chrome towel radiator.

Outside:

A five bar timber gate provides access to the extensive driveway providing Parking for a number of vehicles and approaches the **Timber Garage 5.26m (17'3") x 3.10m (10'2")** having double opening doors, power and lighting. A patio divides the driveway from the gardens which wrap around the main dwelling and are laid mostly to lawn with well stocked borders and are fully enclosed by a combination of mature hedging and a brick wall. The patio extends all the way around the property with a path which opens up to a further patio area to the rear. There is also a gravel and concrete area to the rear, enclosed by timber fencing providing storage. There are a number of water butts installed and a cold water tap and outside light are fitted. A composite shed is included.

The council tax band for the bungalow is B, and for the Annexe is A.



Kitchen Area



Lounge Area

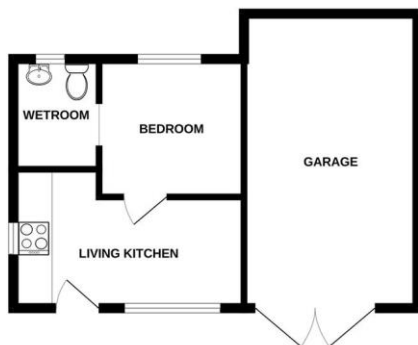


Bedroom

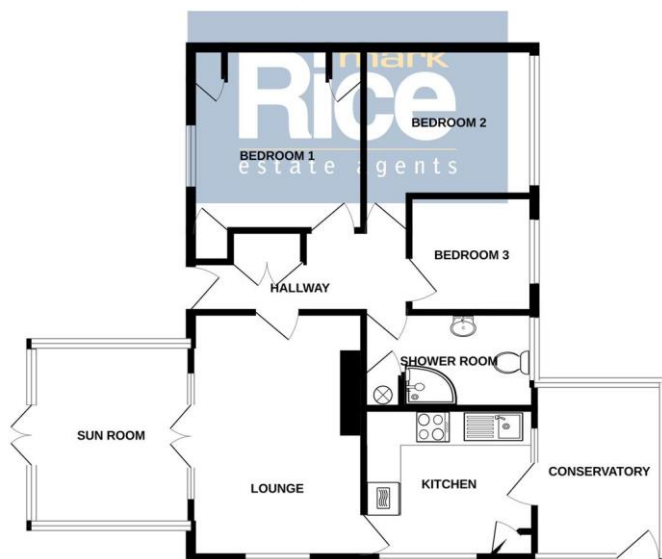


Wet Room

ANNEXE
372 sq.ft. (34.5 sq.m.) approx.



GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 11/01/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**