

***CHAPEL LANE,
GREAT HALE, NG34 9LW***



£350,000

A spacious and well presented Three Bedroom Detached Dormer Bungalow, located in a 'No Through Road' within this quiet and peaceful village, with Ample Parking, Larger Than Average Gardens and Large Garage with Workshop. The property benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall, 25'1 Lounge with wood burner, Dining Area, Kitchen, Utility Area with Pantry, Cloakroom and Master Bedroom with Dressing Area and En-Suite, whilst to the first floor there are Two Further Bedrooms and Family Bathroom. Outside a large gravelled drive provides more than Ample Parking and approaches the Garage and the rear garden is fully enclosed and a good size. To fully appreciate this spacious family home, viewing is strongly 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. At the 'T' junction, turn right into Hall Road and follow the road as it bears to the left. Follow the road as it bears to the left again into Leas Road and take the next turning on the left into Chapel Lane and the property is located on the right hand side.

What Three Words - Package Junction Poetry

A double glazed entrance door provides access to the **Entrance Hall** having solid Oak flooring, understairs store cupboard, coved ceiling and radiator.

Cloakroom:

Having close coupled w.c, floating hand washbasin with pillar taps, coved ceiling and radiator.

Lounge: 7.62m (25'0") x 4.22m (13'10") max

Having large multi fuel burner, two radiators, coved ceiling, ceiling downlighters, French doors to the front garden and double doors leading to the:

Dining Room: 3.30m (10'10") x 3.10m (10'2")

Having coved ceiling, tall radiator, and open to the:

Kitchen: 3.56m (11'8") x 3.40m (11'2") max

Having a range of matching wall and base units with worktop over, dual stainless steel inset sinks with mixer taps, integrated eye level electric oven, four ring induction hob, integrated fridge freezer, integrated dishwasher, tiled splashbacks, tiled floor, coved ceiling and door to the Utility Room.

Utility Room: 3.56m (11'8") x 1.98m (6'6")

Having base unit with worktop over, space and plumbing for washing machine, space for tumble dryer, space for under counter fridge and freezer, store pantry and side entrance door.

Bedroom 1: 3.89m (12'9") x 3.30m (10'10")

Having coved ceiling and radiator.

Dressing Area - Having three double built-in wardrobes, vanity unit and coved ceiling.

En-Suite:

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, corner shower cubicle with mains fed shower, coved ceiling, extractor fan and towel radiator.



Lounge



Further Aspect



Dining Room



Kitchen



Further Aspect

Stairs from the Hall provide access to the First Floor Landing having Velux window, two store cupboards, one housing a radiator, and further radiator.

Bedroom 2: 3.56m (11'8") x 3.28m (10'9")

Having built-in double wardrobe, two Velux windows, access to eaves storage on both sides and radiator.

Bedroom 3: 3.56m (11'8") x 2.97m (9'9")

Having built-in double wardrobe, two Velux windows, access to eaves storage on one side and radiator.

Bathroom: 3.53m (11'7") x 1.55m (5'1") max

Having close coupled w.c, floating hand washbasin with waterfall effect mixer tap, tiled bath with mixer tap, separate shower cubicle with mains fed shower, store cupboard, Velux window, ceiling downlighters and chrome towel radiator.

Outside:

A large gravelled drive provides **Off Road Parking** for a number of vehicles and approaches the **Attached Garage 4.62m (15'2") x 3.86m (12'8")** having electric roller door, lights, power points, loft storage, and personal door to the rear garden. A further door provides access to the **Workshop 3.68m (12'1") x 3.43m (11'3")** being fully insulated and having power points, lighting and loft storage. The remainder of the front garden is laid to lawn and partially enclosed by mature hedging and a water butt is installed. The **Rear Garden** is much larger than average and particularly private as is not overlooked, and is laid mostly to lawn, enclosed by a combination of mature hedging and timber fencing, with two store units, large patio area leading to a timber sheltered area which is currently used for dining but could have a number of other uses. The rear garden has external lighting and cold water taps are fitted to both the front and rear of the property. Two external power points are also fitted.

Council Tax Band D.



Bedroom 1



En-Suite



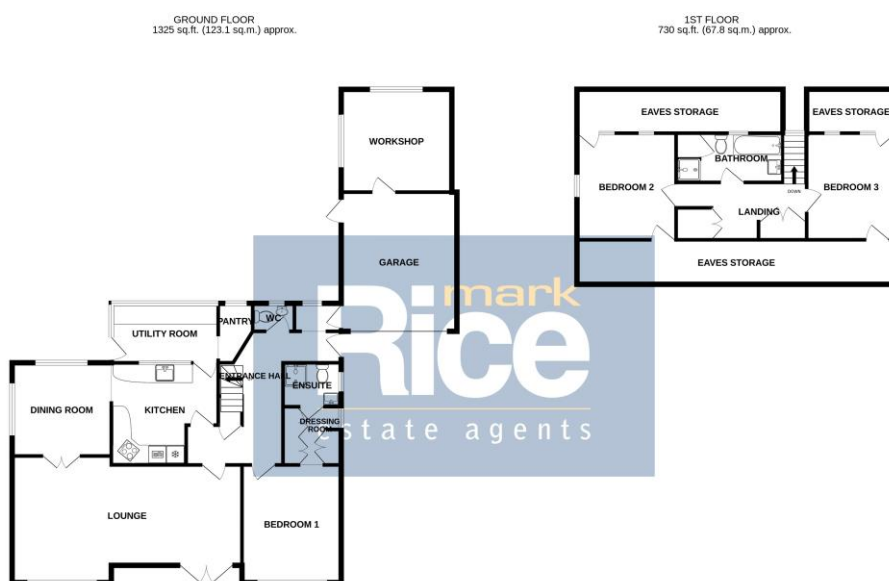
Bedroom 2



Bedroom 3



Bathroom



TOTAL FLOOR AREA: 2054 sq. ft. (190.9 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 CS224



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent's 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 24/07/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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