

***CHAPEL LANE,  
LITTLE HALE, NG34 9BE***



***£395,000***

***A spacious Four Double Bedroom Detached Family Home located in a non estate setting within this quiet hamlet and being approximately 1.5 miles South of Heckington with a fully enclosed West Facing rear garden and Ample Off Road Parking. The property offers living accommodation in excess of 2,000 sq ft which benefits from Oil Central Heating and Double Glazing, and the full accommodation comprises Reception Hall, Cloakroom, Large Lounge, 23'4 Dining Kitchen Utility Room, master Bedroom with En-Suite, Three Further Double Bedrooms and Family Bathroom. Outside a block paved drive provides Off Road Parking and the Rear Garden is fully enclosed and particularly private as it is not overlooked. This wonderful family home must be viewed to fully appreciate its peaceful setting and the spacious accommodation available.***

**Location:**

Little Hale is a small hamlet between the larger villages of Heckington and Helpringham both of which have amenities to cater for most day to day needs including good rail connections to Sleaford and Boston from Heckington which also has amenities including two pubs, primary school, Doctor's surgery, pharmacy and Post Office.

**Directions:**

Travelling from Sleaford on the A17 towards Boston, turn right towards the village of Heckington and proceed into the village on the Sleaford Road. Continue into the High Street and take the fifth turning on the right into Station Road and proceed out of the village and through Great Hale and continue into Little Hale. Take the first turning on the left into Fen Road and follow the road as it bears to the right and continue into Chapel Lane where the property is located on the right hand side as indicated by our 'For Sale' board.

Double Glazed entrance door provides access to the **Reception Hall 6.50m (21'4") x 2.84m (9'4")** having understairs storage area, solid Oak floor with under floor heating, coved ceiling, ceiling downlighters and smoke alarm.

**Cloakroom:**

Having close coupled w.c, Victorian style pedestal hand washbasin with pillar taps, coved ceiling, ceiling downlighters and solid Oak floor with under floor heating.

**Lounge: 6.50m (21'4") x 3.81m (12'6")**

Having feature exposed brick inglenook fireplace with multi fuel burner, two wall light points, coved ceiling, solid Oak floor with under floor heating and French doors providing access to the rear garden.

**Dining Kitchen: 7.11m (23'4") x 3.94m (12'11")**

Having a range of matching wall and base units with Oak worktop over, 1½ bowl inset ceramic sink with mixer tap, space for Range cooker, space for American fridge freezer, island to match units and worktop, ceiling downlighters, coved ceiling, solid Oak floor with under floor heating and French door providing access to the rear garden.

**Utility Room: 3.56m (11'8") x 3.07m (10'1")**

Having matching wall and base units with solid Oak worktop over, single drainer inset ceramic sink with mixer tap, space and plumbing for washing machine, space for condensing tumble drier, coved ceiling, ceiling downlighters, extractor fan, solid Oak floor with under floor heating, side entrance door and personal door providing access to the Garage.

Stairs from the entrance hall provide access to the First Floor Landing having ceiling downlighters, loft access, two double built-in wardrobes and smoke alarm.

**Bedroom 1: 3.86m (12'8") x 3.63m (11'11")**

Having built-in double wardrobe and radiator.

**En-Suite:**

Being part tiled and having close coupled w.c, Victorian style pedestal hand washbasin with pillar taps, double shower cubicle with rainfall style shower

**Cloakroom****Lounge****Further Aspect****Fireplace****Dining Kitchen**

over, ceiling downlighters, extractor fan and radiator.

**Bedroom 2: 5.26m (17'3") x 3.76m (12'4")**

Having built-in double wardrobe, further store cupboard and radiator.

**Bedroom 3: 4.29m (14'1") x 3.94m (12'11")**

Having built-in double wardrobe and radiator.

**Bedroom 4: 4.52m (14'10") x 2.74m (9'0")**

Having Velux window and radiator.

**Bathroom: 3.89m (12'9") x 2.16m (7'1")**

Having close coupled w.c, feature vanity hand washbasin with pillar taps, panelled bath with Victorian style mixer tap and mains fed shower attachment, separate corner shower cubicle with mains fed shower, decorative wooden panelling, ceiling downlighters, extractor fan and radiator.

**Outside:**

A block paved drive provides **Off Road Parking** for several vehicles and approaches the **Integral Garage 5.00m (16'5") x 3.28m (10'9")** having electric roller door, power points and lighting. A 13 amp external power point is installed to this area. A timber gate provides access to the **West Facing Rear Garden** with large patio ideal for entertaining, lawn area with decorative borders and two store areas, all fully enclosed by a combination of brick walling and timber fencing.

Council Tax Band E.



**Further Aspect**



**En-Suite**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



TOTAL FLOOR AREA - 2056 sq ft. (191.0 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 is given as to their operability or efficiency can be given.  
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**Bathroom**



**Rear Garden**



**Further Aspect**



**Further Front Aspect**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>76</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	

*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 14/05/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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