



The Paddocks, Great Hale
£385,000



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2



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Freehold



Key Features

- Detached Bungalow
- Three Bedrooms
- Immaculately Presented Throughout
- Landscaped Gardens
- Modern Kitchen and Bathroom
- Enviably Plot
- EPC rating C





Enjoying a corner plot in a cul-de-sac location is this Immaculately Presented Three Bedroom Detached Bungalow in the sought after village of Great Hale, just on the edge of Heckington. The bungalow offers a modern Kitchen and Bathroom, with generous sized rooms further comprising; Entrance Hall, Lounge, Dining Room, Conservatory, Three Bedrooms, En Suite to Master and Family Bathroom. With a larger than average single detached garage, a large driveway provides ample parking to front, with a beautifully landscaped garden to rear in two sections that really needs to be viewed to be fully appreciated. Contact our office for anything further questions and to arrange your viewing.

Entrance Hall

With part glazed Entrance door, storage cupboard and access to loft space (fitted loft ladder and boarded).

Lounge

3.9m x 5.42m (12'10" x 17'10")

With feature stone fire place with option for log burner (currently holds an electric fire), bay window to front aspect, TV and BT point and radiator.

Kitchen

4.78m x 2.83m (15'8" x 9'4")

Modern kitchen with a range of base and eye level units with work surface over, one and a half composite sink with mixer tap and drainer, 5 ring induction hob with extractor hood over, double integrated eye level oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, wooden flooring, window to side aspect, part glazed door to conservatory, radiator and opening to;

Dining Room

3.21m x 2.69m (10'6" x 8'10")

With fitted storage cupboards matching the kitchen, french doors to conservatory, continued wooden flooring from the kitchen and radiator.

Conservatory

2.53m x 4.5m (8'4" x 14'10")

Being part brick and upvc build, laminate flooring, french doors to garden and radiator.

Bedroom One

2.98m x 3.93m (9'10" x 12'11")

With built in wardrobes, TV point, window to rear aspect and radiator.

En Suite

Three piece suite comprising electric shower, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.

Bedroom Two

3m x 2.56m (9'10" x 8'5")

With window to side aspect and radiator.

Bedroom Three

2.95m x 2.56m (9'8" x 8'5")

With window to front aspect and radiator.

Shower Room

Fully tiled modern shower room with walk in mains fed double shower, hand wash basin, low level wc, extractor fan, chrome heated towel rail and window to side aspect.

Single Detached Garage

5.66m x 2.97m (18'7" x 9'8")

With electric roller garage door, personnel door and window to side, electric points and lighting.

Outside

Approached with a large tarmac driveway providing ample parking to front, further laid to lawn with shrubbery and hedge surround. Side access to rear and pathway to front Entrance.

The rear garden is immaculately presented, leading from the conservatory is a patio area, further laid to lawn with decorative flowers and shrubbery, separate patio to rear with timber summer house. To the side is a further generous sized garden area, currently used with multiple vegetable patches, fruit trees, space for a timber shed and space for green house. Timber fence surround with outside tap and power sockets.

Agents Note

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Floorplan

GROUND FLOOR
1304 sq.ft. (121.2 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.2 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.
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