



Grove Street, Great Hale
Offers in Excess of £325,000



3 2 1

Key Features

- Spacious Three-Bedroom Dormer Bungalow
- Flexible Open-Plan Living
- Versatile Home Studio
- Countryside Views to Rear
- Popular Village Location
- EPC Rating: D
- Current Council Tax Band C





A wonderful example of a home that reveals so much more the moment you step inside, this impressive three-bedroom dormer bungalow offers generous and incredibly versatile accommodation, complemented by a fantastic rear garden and countryside outlook. The heart of the home is the spacious open-plan kitchen diner, providing an excellent setting for both everyday family life and entertaining. Bi-fold doors connect through to the lounge, giving you the flexibility to create one large open-plan living space or simply close the doors when a more separate and cosy lounge is preferred.

The ground floor continues with two generous double bedrooms, providing excellent flexibility for family members, guests or those requiring a home office, alongside a well-appointed four-piece family bathroom. Upstairs, the main bedroom creates a superb private space, generous in size and benefiting from built-in wardrobes and its own en-suite.

Outside, there is ample off-road parking to the front, while the former double garage has been converted to create a fantastic home studio. This versatile additional space offers a wealth of possibilities, whether used for working from home, a gym, hobby room or creative studio, with separate storage to the side and its own seating area. The rear garden is a

particular highlight, enjoying an attractive open outlook across the surrounding countryside towards Heckington. A seating area immediately to the rear of the property provides the perfect place to enjoy the view, with the garden extending to a generous lawn complemented by established shrubbery, fruit trees and further storage to the rear.

Situated in the popular village of Great Hale, the property enjoys a peaceful village setting while remaining well placed for access to nearby Heckington and Sleaford, providing a wider range of shops, amenities and transport links. For those looking to combine village life and countryside surroundings with convenient access to neighbouring towns, this property offers an excellent balance. Viewing is highly recommended to fully appreciate everything this home has to offer.





Lounge
3.58m x 5.7m (11'8" x 18'8")

Kitchen Diner
3.58m x 4.62m (11'8" x 15'2")

Bedroom Two
3.59m x 3.32m (11'10" x 10'11")

Bedroom Three
3.59m x 3.24m (11'10" x 10'7")

Bathroom
3.53m x 2.3m (11'7" x 7'6")

Bedroom One
3.57m x 5.43m (11'8" x 17'10")

En Suite
3.01m x 1.13m (9'11" x 3'8")

Studio
4.81m x 5.19m (15'10" x 17'0")



Agents Note

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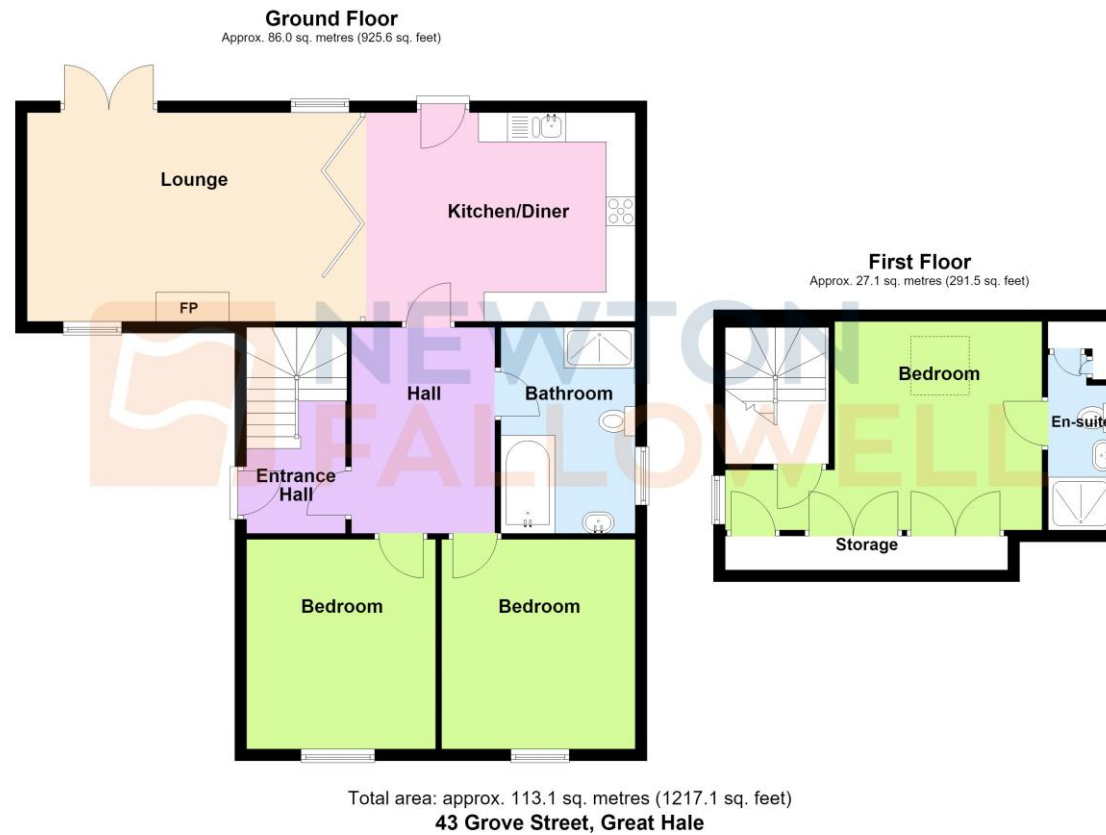
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Floorplan



Newton Fallowell Sleaford

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