

***FEN ROAD
LITTLE HALE NG34 9BD***



New Price £480,000

A rare opportunity to secure an Extended and Fully Renovated Four Bedroom Detached House located in a non estate setting within this tranquil village and offered to the market with No Forward Chain. The property offers superb accommodation which benefits from Oil Central Heating and Double Glazing and comprises Porch, Entrance Hall, Study, Ground Floor Shower Room, Lounge, Kitchen Diner and Utility Room, and to the first floor there are Four Spacious Bedrooms with En-Suite to the master bedroom, and two of the bedrooms having further rooms above accessed via loft ladders, and a Family Bathroom. Outside, a large drive provides Ample Off Road Parking which is enclosed by timber gates, with a larger than average Single Garage, and the gardens have been fully landscaped with the rear garden being South facing and having a Summer House and patio area ideal for entertaining. This superb family home has been finished to a very high standard offering a property you can move straight into and viewing is highly recommended.

Directions:

Travelling from Sleaford on the A17, turn right towards the village of Heckington and proceed through the village into the High Street. After the Co-Op, turn right into Station Road and proceed out of the village and through the village of Great Hale. Enter Little Hale and take the first turning on the left into Fen Road where the property is located on the right hand side as indicated by our 'For Sale' board.

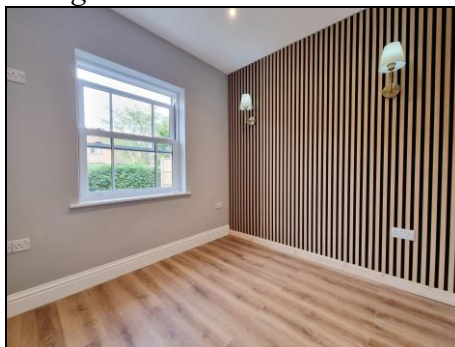
A covered Porch area with a double glazed window to the side and timber seating area leads to the double glazed composite entrance door providing access to the Entrance Hall having understairs store cupboard ceiling downlighters, smoke alarm and radiator.

**Lounge: 6.17m (20'3") x 4.52m (14'10")**

Having feature fireplace with multi-fuel burner, two wall light points, radiator and sliding patio doors to the rear garden.

**Study: 2.46m (8'1") x 2.34m (7'8")**

Having two wall light points, ceiling downlighters and radiator.

**Ground Floor Shower Room: 2.46m (8'1") x 2.16m (7'1") max**

Having concealed cistern w.c, vanity hand washbasin with mixer tap, separate shower cubicle with mains fed shower and mermaid board splashbacks, extractor fan, ceiling downlighters and chrome towel radiator.



Ground Floor Shower Room

Utility Room: 2.87m (9'5") x 2.46m (8'1") max

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, integrated washing machine, integrated condensing tumble dryer, ceiling downlighters, radiator and rear entrance door.



Kitchen Diner: 4.93m (16'2") x 4.78m (15'8") max

Having a range of matching wall and base units with worktop over, single drainer ceramic sink with mixer tap, integrated eye level electric oven and grill, inset five ring electric hob with glass splashback and stainless steel cooker hood over, integrated fridge and freezer, integrated microwave, integrated wine cooler, integrated dishwasher, kick board heater, breakfast bar, ceiling downlighters, smoke alarm, radiator and side entrance door.



Stairs from the entrance hall provide access to the first floor galleried landing having ceiling downlighters, smoke alarm and radiator.

Bedroom 1: 5.11m (16'9") x 4.60m (15'1") max

Having two single built-in wardrobes, airing cupboard, ceiling downlighters, two wall light points and radiator. There is loft access which leads to an additional room above with the hot water cylinder and two Velux windows.



Bedroom 1

En-Suite: 2.16m (7'1") x 1.70m (5'7")

Having concealed cistern w.c, vanity hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower over with shower screen and mermaid board splashbacks, extractor fan, ceiling downlighters and radiator.



Bedroom 2: 4.78m (15'8") x 2.95m (9'8") max

Having two wall light points, built-in wardrobe and radiator.



En-Suite: 2.26m (7'5") x 1.63m (5'4") max

Having concealed cistern w.c, vanity hand washbasin with mixer tap, separate shower cubicle with mains fed shower and mermaid board splashbacks, ceiling downlighters, sky light tunnel and radiator.



Bedroom 3: 4.09m (13'5") x 2.46m (8'1")

Having two wall light points, ceiling downlighters, radiator and loft access leading to a further room having two wall light points, three Velux windows, eaves storage to either side. There is a further room above having a concealed cistern w.c, vanity hand washbasin with mixer tap and mermaid board splashbacks and Velux window.



Bedroom 3

Bedroom 4: 2.82m (9'3") x 2.46m (8'1")

Having two wall light points, ceiling downlighters and radiator.



Bathroom: 1.85m (6'1") x 1.68m (5'6")

Having concealed cistern w.c, pedestal hand washbasin with mixer tap, panelled bath with mixer tap and shower attachment over with mermaid board splashbacks, ceiling downlighters, extractor fan and radiator.



Outside:

*A large gravelled drive with timber gates provides **Ample Off Road Parking** and approaches the **Detached Garage 5.49m (18'0") x 3.81m (12'6")** having power and lighting and personal door to the rear garden. The front garden is fully enclosed by timber fencing and mature hedging and is laid mostly to lawn with a paved path which leads to the rear garden. The **Rear Garden** is South facing with a large patio area, a brick built barbecue area, large lawn area, raised flower beds, a timber shed, summer house, oil tank (concealed by timber fencing) external oil central heating boiler, and an external light and cold water tap are fitted.*



Front Garden



Rear Garden



Further Aspect



Drive & Garage



Plot

Council Tax Band B.

GROUND FLOOR
1070 sq.ft. (99.5 sq.m.) approx.

1ST FLOOR
812 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 1883 sq.ft. (174.9 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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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 04/08/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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