



Orchard Close, Great Hale
£290,000



4



2



2

Freehold

£290,000



Key Features

- Detached Family Home
- Three/Four Bedrooms
- Immaculately Presented Throughout
- Versatile Converted Garage – Ideal Fourth Bedroom or Office
- NO ONWARD CHAIN
- Popular Village Location
- EPC rating TBC
- Current Council Tax Band: C





Offered for sale with no onward chain, this immaculately presented three/four double bedroom detached family home is located in the sought-after village of Great Hale, on the edge of Heckington. Recently renovated by the current owners, the property offers well-presented and versatile accommodation comprising an entrance hall, spacious lounge diner with conservatory to the rear, breakfast kitchen, and a converted garage providing a fourth bedroom or ideal home office and a separate utility room. To the first floor are three double bedrooms, including a master with en suite, and a large family bathroom. Externally the property benefits from ample off-road parking to the front and a south-west facing rear garden.



Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor with storage under and radiator.



Kitchen

4.26m x 2.46m (14'0" x 8'1")

Recently modernised with a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space for dishwasher, space for freestanding fridge freezer, space for 2/4 seater table, window to front aspect and radiator.

Lounge Diner

3.35m x 6.24m (11'0" x 20'6")

With x2 TV points, internet point, window to rear garden and French doors to;

Conservatory

2.84m x 2.67m (9'4" x 8'10")

Being part brick and uPVC build, French doors to rear garden and radiator.

4th Bedroom/Office

3.6m x 2.48m (11'10" x 8'1")

With window to front aspect and radiator.

Utility Room

2.48m x 1.59m (8'1" x 5'2")

With eye level storage cupboards, space and plumbing for washing machine, space for tumble dryer, extractor fan and radiator.

Cloakroom

With low level wc, hand wash basin, window to side aspect and radiator.

Landing

With stairs taken from Entrance Hall and airing cupboard.

Bedroom One

3.55m x 3.23m (11'7" x 10'7")

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

En Suite

Three piece suite comprising mains fed shower, hand wash basin, low level wc, radiator, window to side aspect and extractor fan.





Bedroom Two

3.17m x 3.01m (10'5" x 9'11")

With TV and bt point, access to loft space (with fitted loft ladder) window to front aspect and radiator.

Bedroom Three

3.47m x 2.25m (11'5" x 7'5")

With TV and bt point, window to rear aspect and radiator.

Family Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, radiator, window to front aspect and extractor fan.

Outside

To the front there is tandem driveway parking for up to three vehicles, with side access leading through to the rear garden.

The south-west facing rear garden is well presented and enjoys plenty of natural sunlight, featuring a generous patio seating area leading onto a lawned garden, with a timber summer house positioned at the rear.



Agents Note

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Financial Services

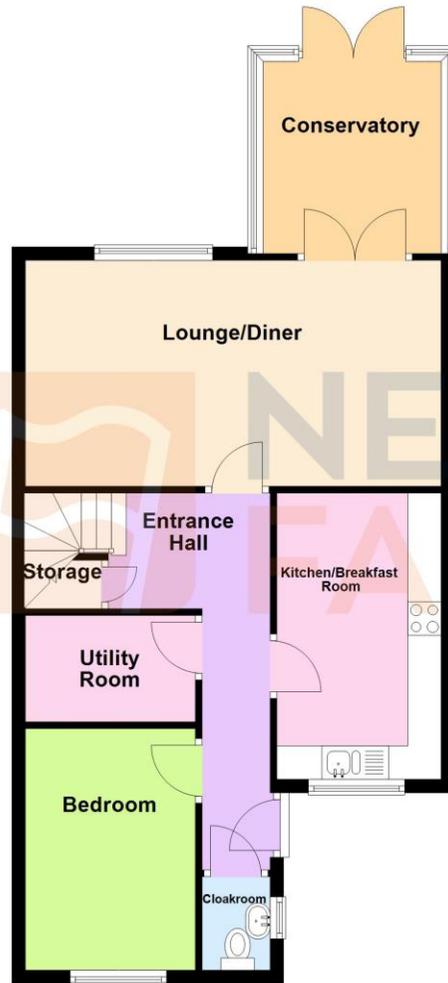
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Floorplan

Ground Floor
Approx. 66.8 sq. metres (718.7 sq. feet)



First Floor
Approx. 48.4 sq. metres (520.6 sq. feet)



Total area: approx. 115.1 sq. metres (1239.3 sq. feet)
38 Orchard Close, Great Hale



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