

***HALL ROAD,
GREAT HALE, NG34 9LJ***



£375,000

A spacious and superbly presented Four Bedroom Detached Family Home located within this tranquil village in a non estate setting and with easy access to the nearby village of Heckington and its many amenities. The property has been fully renovated by the current owners and now offers an immaculately presented home which you can move straight into. The property has Ample Off Road Parking and a South Facing Rear Garden and further benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, 27' Lounge Diner, Conservatory, Breakfast Kitchen and Ground Floor Cloakroom, and to the first floor there are Four Good Sized Bedrooms with En-Suite to the master bedroom and Family Shower Room. Outside a block paved drive provides parking and leads to the partly converted garage, and the rear garden has been landscaped and is not overlooked. To fully appreciate the quality of the finish and spacious accommodation on offer together with its delightful setting, viewing of this property is highly recommended.

Directions:

Travelling from Sleaford on the A17, turn right towards Heckington and proceed into the village. Continue into the High Street and after the Co-Op turn right into Station Road and proceed over the level crossing into Hale Road. Continue into the village and follow the road as it bears to the left and right and take the first turning on the left into Church Street. Follow the road to the 'T' junction and turn right into Hall Road. Follow the road as it bears to the left and the property is located on the right hand side.

A double glazed composite entrance door provides access to the Entrance Hall having coved ceiling, smoke alarm and radiator.

Lounge Diner: 8.25m (27'1") x 3.53m (11'7")

Having bay window, coved ceiling, four wall light points, two radiators, smoke alarm and sliding patio doors providing access to the:

Conservatory: 2.90m (9'6") x 2.44m (8'0")

Having door to rear garden.

Breakfast Kitchen: 5.69m (18'8") x 3.71m (12'2")

Having a range of matching wall and base units with worktop over, 1½ bowl composite inset sink with mixer tap, integrated eye level electric oven, integrated microwave, inset five ring gas hob with matching unit cooker hood over, integrated fridge and freezer, integrated dishwasher, space and plumbing for washing machine, concealed wall mounted gas central heating boiler, space for condensing tumble dryer, island with breakfast bar, tiled splashbacks, ceiling downlighters, tall radiator and side entrance door.

Inner Lobby:

Providing access to the Garage and Cloakroom.

Cloakroom: 1.47m (4'10") x 1.30m (4'3")

Having close coupled w.c, vanity hand washbasin with mixer tap, extractor fan and radiator.

Stairs from the hall provide access to the first floor landing having smoke alarm, loft access, airing cupboard, and radiator.

Bedroom 1: 4.37m (14'4") x 3.53m (11'7")

Having built-in wardrobe with sliding doors, coved ceiling and radiator.

En-Suite: 2.59m (8'6") x 1.96m (6'5")

Having close coupled wc, vanity hand washbasin with mixer tap, separate shower cubicle with mains fed rainfall effect shower and mermaid board splashbacks, tiled splashbacks, coved ceiling, extractor fan and tall towel radiator.

Bedroom 2: 4.80m (15'9") x 2.67m (8'9")

Having coved ceiling and radiator.

Bedroom 3: 3.71m (12'2") x 3.12m (10'3")

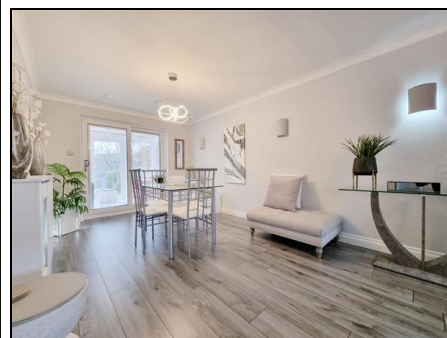
Having a range of built-in wardrobes, coved ceiling and radiator.



Hall



Lounge



Dining Area



Conservatory



Breakfast Kitchen

Bedroom 4: 2.44m (8'0") x 2.26m (7'5")

Having coved ceiling and radiator.

Shower Room: 2.34m (7'8") x 1.96m (6'5")

Having concealed cistern w.c, vanity hand washbasin with mixer tap, walk-in shower cubicle with mains fed rainfall effect shower, coved ceiling, ceiling downlighters, extractor fan and chrome towel radiator.

Outside:

*An extensive block paved drive provides **Off Road Parking** for a number of vehicles and approaches the remainder of the **Integral Garage 3.56m (11'8") x 2.77m (9'1")** having electric roller door, power, lighting and door to the inner lobby. The remainder of the front garden is laid to lawn for ease of maintenance with a paved path leading to a timber gate. This leads to the **South Facing Rear Garden** which has been landscaped and has a patio area and paved path, large lawn area with block paved edging, well stocked borders and a gravelled border to the rear, all enclosed by timber fencing.*

Council Tax Band D.

GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.

1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 1614 sq.ft. (150.0 sq.m.) approx.

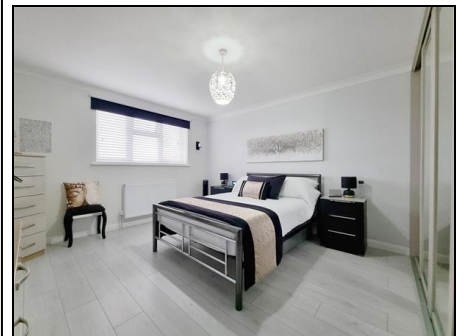
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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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Further Aspect



Further Aspect



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



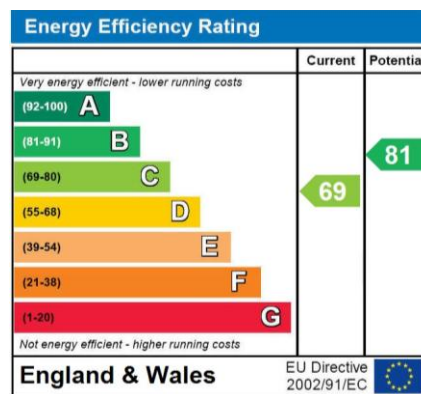
Bedroom 4



Shower Room



Rear Garden



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 06/01/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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