

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



Offers Over £325,000

A deceptively spacious and superbly presented Four Bedroom Detached Family Home offering a larger than average rear garden, Three Reception Rooms and Single Garage. The property has been well maintained by its current owners and benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Dining Room, Kitchen, Utility Room, 19'2 Lounge with Play Room off, and to the first floor there are Four Double Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside there is Parking for two vehicles leading to the Attached Garage and a further garden to the front. The rear garden is fully enclosed and particularly private as it is not overlooked. The property is located in this popular village only a short walk from Heckington and its amenities, and to fully appreciate the spacious accommodation available together with its peaceful setting, viewing is strongly recommended.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right into the village of Heckington. Proceed into Sleaford Road and continue into the High Street and after the Co-Op store turn right into Station Road. Proceed over the railway crossing into Hale Road and enter Great Hale and follow the road as it bears to the left and right and turn left into Church Street. Follow the road to the 'T' junction and turn right into Hale Road. Follow the road as it bears to the left where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed composite entrance door provides access to the Entrance Hall having understairs store cupboard, dado rail and radiator.

Lounge: 5.84m (19'2") x 3.28m (10'9")

Having feature electric fire with surround, radiator and an arch providing access to the:

Play Room: 3.28m (10'9") x 2.51m (8'3")

Having radiator and sliding patio doors.

Dining Room: 3.23m (10'7") x 3.23m (10'7")

Having radiator.

Kitchen: 3.81m (12'6") x 3.23m (10'7")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink, integrated electric oven, inset four ring gas hob with stainless steel cooker hood over, tiled splashbacks, integrated slimline dishwasher, space for fridge freezer, concealed wall mounted Worcester Bosch combination boiler, radiator and side entrance door.

Utility Room: 2.51m (8'3") x 2.01m (6'7")

Having base unit with worktop over, space and plumbing for washing machine, space for condensing tumble drier, close coupled w.c, pedestal hand washbasin with mixer tap, tiled splashbacks and radiator.

Stairs from the hall provide access to the first floor landing having store cupboard, further store cupboard formerly the airing cupboard, dado rail, Velux window, loft access and radiator.

Bedroom 1: 3.78m (12'5") x 3.23m (10'7")

Having radiator.

En-Suite: 2.84m (9'4") x 0.97m (3'2")

Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, separate shower cubicle with mains fed shower, shaver point and radiator.

Bedroom 2: 3.28m (10'9") x 3.28m (10'9")

Having 'Blocout' blind and radiator.

Bedroom 3: 3.30m (10'10") x 3.23m (10'7")

Having 'Blocout' blind and radiator.



Lounge



Play Room



Dining Room



Kitchen



Further Aspect

Bedroom 4: 3.81m (12'6") x 2.18m (7'2")

Having radiator.

Bathroom: 2.87m (9'5") x 2.01m (6'7")

Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, 'P' shaped bath with mixer tap and electric shower over with shower screen, ceiling downlighters and chrome towel radiator.

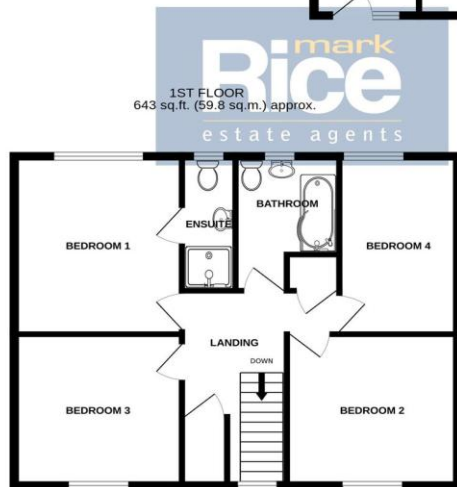
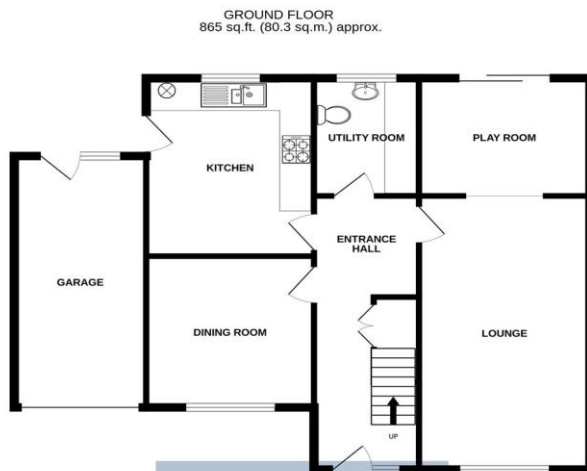
Outside:

A concrete drive provides **Off Road Parking** with a separate gravelled area to provide space for at least two vehicles and approaches the **Single Integral Garage 5.36m (17'7") x 2.54m (8'4")** having manual up and over door, power points, lighting and loft storage. The remainder of the front garden is laid to lawn with decorative and well stocked borders. A timber gate provides access to the **Substantial Rear Garden** which is laid mostly to lawn with borders housing decorative shrubs and a patio area partly enclosed by a dwarf brick wall, and a concrete path, all fully enclosed by timber fencing and an external light and cold water tap are fitted.

Agents' Note:

Under the Estate Agents Act 1979, we declare that this property is owned by an employee of Mark Rice Estate Agents Limited.

Council Tax Band D.



TOTAL FLOOR AREA: 1508 sq.ft. (140.1 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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Utility Room



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Aerial View



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 22/04/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**